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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT  
BOARD OF TRUSTEES  
WORK SESSION MEETING

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Third Street Fire Station  
December 19, 2024  
6:00 p.m.

B E F O R E:

- KEVIN STUESSI ~ MAYOR
- MARY BESS PHILLIPS ~ DEPUTY MAYOR/TRUSTEE
- LILY DOUGHERTY-JOHNSON ~ TRUSTEE
- PATRICK BRENNAN ~ TRUSTEE
- JULIA ROBINS ~ TRUSTEE
- CANDACE HALL ~ VILLAGE CLERK
- BRIAN STOLLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

2 MAYOR STUESSI: I make a  
3 motion it open the meeting of the  
4 Board of Trustees Work Session  
5 today, December 19th. May I have  
6 a second?

7 TRUSTEE ROBINS: Second.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 TRUSTEE BRENNAN: Aye.

12 MAYOR STUESSI: Aye.

13 DEPUTY MAYOR PHILLIPS: Aye.

14 MAYOR STUESSI: Please stand  
15 for the Pledge of Allegiance.

16 (Whereupon the Pledge of  
17 Allegiance was recited.)

18 MAYOR STUESSI: Please be  
19 seated. Just a word in advance,  
20 we're going to be rearranging a  
21 few things tonight out of courtesy  
22 of the large number of folks we  
23 have in the audience to try and  
24 make it both productive and  
25 courteous to those who are here

2 for a couple of topics.

3 The very first item that we have  
4 is the Greenport Fire Department.  
5 Chief, if you would like to  
6 address the Board, please.

7 CHIEF DE KERILLIS: Thank  
8 you, Mayor.

9 MAYOR STUESSI: Thank you.

10 CHIEF DE KERILLIS: Good  
11 evening, Mayor and Village Board.  
12 We had our Board of Wardens  
13 meeting last night and a couple of  
14 topics were brought up.

15 In the event that we have a fire  
16 in the Village with no current  
17 building inspector at the time,  
18 what proper channel or whom should  
19 we call in the event -- do we call  
20 the Southold Town building  
21 inspector or does the Mayor and  
22 the Village Board have a  
23 recommendation for someone else?

24 MAYOR STUESSI: Well, we have  
25 coverage during the week. It just

2 depends on what time of day.

3 CHIEF DE KERILLIS: Okay, so --

4 MAYOR STUESSI: -- done

5 historically overnight.

6 CHIEF DE KERILLIS: -- that's

7 something for the --

8 MAYOR STUESSI: What we'll --

9 CHIEF DE KERILLIS: --

10 something to hash out, I guess.

11 MAYOR STUESSI: Okay.

12 CHIEF DE KERILLIS: Once

13 again, I'm going to bring up the

14 status of the new boat bid and

15 grants. With the Village being in

16 the process of rebuilding the

17 bulkheads, would the Village

18 consider putting in a floating

19 dock to accommodate our present

20 fireboat and the Southold Police

21 Department boat? And would the

22 police department be able to have

23 an office space at marina?

24 MAYOR STUESSI: So in regards

25 to the office space in the marina,

2 the Village Board has met with the  
3 Town Board on numerous occasions  
4 to work to try and get additional  
5 police coverage in the Village and  
6 that's one of the things that we  
7 brought up and we've offered them  
8 up that space.

9 CHIEF DE KERILLIS: Great.

10 MAYOR STUESSI: In regards to  
11 the potential floating dock, I'll  
12 let Trustee Brennen address it.  
13 As chair of the Harbor Management  
14 Committee, I know that's one of  
15 the things he's looked at and is  
16 going to be coming to the Board to  
17 make recommendations. Do you have  
18 anything to say on that at the  
19 moment, Patrick?

20 TRUSTEE BRENNAN: Yeah, I  
21 think the idea of putting the  
22 floating dock somewhere in  
23 Mitchell Park, maybe in that  
24 inlet, that kind of notch area  
25 would be an ideal place for the

2 Village fireboat when it retains  
3 the new one. I hadn't heard about  
4 the police wanting to keep a  
5 vessel here, but that would be  
6 probable a good idea as well.

7 CHIEF DE KERILLIS: Yeah,  
8 that was brought up at the  
9 Southold Town Chief's meeting on  
10 Monday, the 16th.

11 TRUSTEE BRENNAN: So I just  
12 learned about this last night.

13 CHIEF DE KERILLIS: Yep.

14 TRUSTEE BRENNAN: If we could  
15 accommodate them in the park area  
16 as well?

17 MAYOR STUESSI: Yeah, we  
18 offered as of right. Like we'd  
19 love to have a bay constable boat  
20 parked in the Village so we'd see  
21 more coverage.

22 TRUSTEE BRENNAN: Yeah, of  
23 course I'd want to --

24 MAYOR STUESSI: I know  
25 they're limited staff.

2 TRUSTEE BRENNAN: -- I'd want  
3 to hear Greg Albanese's view on  
4 this but --

5 MAYOR STUESSI: He'd love to  
6 have them, I know that.

7 TRUSTEE BRENNAN: I would get  
8 behind this. It will require a  
9 little bit of work because we need  
10 to build a floating dock and a  
11 ramp, because there's no floating  
12 dock in that area. But yeah, like  
13 to see that happen. I'd like to  
14 -- I'm open to that idea.

15 MAYOR STUESSI: Yeah, we can  
16 add that on for the January Work  
17 Session because I do know that the  
18 floating visitors' dock is being  
19 scrapped because it's outlived  
20 its life we're going to, as a  
21 Board --

22 CHIEF DE KERILLIS: That was  
23 the one by Third Street?

24 DEPUTY MAYOR PHILLIPS: No,  
25 that's the one down at the

2 railroad dock.

3 CHIEF DE KERILLIS: Railroad  
4 dock, okay.

5 MAYOR STUESSI: So we're  
6 going to need to look for funding  
7 and replacement of that and have a  
8 conversation with the other one.  
9 In regards to the fireboat, we've  
10 obviously got the half a million  
11 earmarked from the state, which is  
12 going through its process.

13 Trustee Brennan put something  
14 together to share with the Board  
15 prior in regards to the remaining  
16 funds. Do you want to speak to  
17 that?

18 TRUSTEE BRENNAN: Yeah, so  
19 the grant that we -- I'm sorry for  
20 turning my back to everyone. I  
21 have to address my colleagues and  
22 I have the podium and the  
23 stenographer. So the grant with  
24 the state is a very substantial  
25 grant. It's not going to cover



2 the entire cost.

3 DEPUTY MAYOR PHILLIPS: It's  
4 500,000.

5 TRUSTEE BRENNAN: Yeah, it's  
6 500,000. If the project is  
7 greater than that, we'll need  
8 additional funding. We would --  
9 the fire department would very  
10 much like to go out to bid on this  
11 or begin the procurement process.

12 We have two choices as far as I  
13 can see. We can go out to  
14 competitive bidding or we could  
15 work the contract directly with a  
16 vender that's on a approved  
17 contract.

18 DEPUTY MAYOR PHILLIPS: State  
19 contract.

20 TRUSTEE BRENNAN: Yeah. So  
21 we've identified one vender that  
22 is capable of delivering the  
23 vessel that we want. They're on a  
24 federal contract. So I don't know  
25 if that's something the Village

2 could work with. I put together a  
3 memo and shared it all with you.

4 So the benefit of going with  
5 someone on contract is it cuts out  
6 the bidding process or allows us  
7 to work maybe a little more easily  
8 with one vender. The down side of  
9 it is, it doesn't really bring  
10 market pressure to bare on the --  
11 there's no bidding. There's no  
12 competitive bidding. So, you  
13 know, we have a responsibility to  
14 try to spend the Village's money  
15 wisely. Can we forego that  
16 process? I'm not sure.

17 TRUSTEE ROBINS: Is that why  
18 there's no -- if there's no  
19 competitive bidding, is that why  
20 the delivery date is like three  
21 years out basically? I mean, I  
22 think that's unacceptable.

23 MAYOR STUESSI: That's  
24 everything right now; fire trucks,  
25 all that stuff.

2 TRUSTEE ROBINS: It didn't  
3 take us that long to get the  
4 ladder truck.

5 DEPUTY MAYOR PHILLIPS:  
6 Before we get to that, let's talk  
7 about how to fund it because we're  
8 getting off track.

9 TRUSTEE BRENNAN: Okay.

10 DEPUTY MAYOR PHILLIPS:  
11 Because I do believe, and I think  
12 it's very possible for us to do,  
13 is you can work both sides. In  
14 other words, you could go out to  
15 bid.

16 TRUSTEE BRENNAN yes.

17 DEPUTY MAYOR PHILLIPS:  
18 Because you don't have to accept  
19 the bids.

20 TRUSTEE BRENNAN: Correct.

21 DEPUTY MAYOR PHILLIPS: But  
22 it'll also give you a true picture  
23 of what the boat's going to cost  
24 you with a competitive component  
25 to it. And then you also could

2 deal with negotiating with the  
3 state contract -- I mean, the  
4 federal contract, sorry. Because  
5 we could do Suffolk County, state  
6 or the federal. And then you  
7 could try to see, you know, do a  
8 comparison between the two and see  
9 which way want to go. I think  
10 that we have the opportunity,  
11 you're not stuck to do one way or  
12 the other.

13 TRUSTEE BRENNAN: Right.

14 DEPUTY MAYOR PHILLIPS: It's  
15 just that you have to spend the  
16 money for going out to bid and  
17 doing the documents and that's not  
18 really -- Adam, that's not much of  
19 an expense, is it?

20 VILLAGE TREASURER BRAUTIGAM:

21 No.

22 MAYOR STUESSI: But my  
23 understanding with the federal  
24 contract is that's a  
25 pre-negotiated price for it with

2 the federal government. And so  
3 that's not going to be  
4 competitive, there won't be a bid.  
5 While if we bid it with the  
6 specifications the department has,  
7 it's likely going to end up to  
8 this bidder. We'll see if anybody  
9 else responds.

10 TRUSTEE BRENNAN: So, you  
11 know, if we go out to competitive  
12 bid, we may find another vendor  
13 that can deliver what we want  
14 maybe faster, to your point. This  
15 particular --

16 MAYOR STUESSI: But it won't  
17 be exactly the same.

18 TRUSTEE BRENNAN: Well, I  
19 can't say that another vendor  
20 couldn't deliver a vessel that  
21 we'd be satisfied with, that meets  
22 our specs.

23 MAYOR STUESSI: Yes.

24 TRUSTEE BRENNAN: The  
25 specifications are ready for

2 bidding. I'd like to see them go  
3 out. The fire department would  
4 very much like to see them go out  
5 to bid or to negotiation or both.  
6 So I think it's time, certainly.

7 TRUSTEE DOUGHERTY-JOHNSON:

8 What was full price, the Munson  
9 (sic), like the fee?

10 MAYOR STUESSI: 850

11 approximately.

12 DEPUTY MAYOR PHILLIPS: It

13 was just shy of 850 I think.

14 TRUSTEE BRENNAN: So what I

15 did for the purposes of trying to  
16 obtain grants and funding, I put  
17 together, I'm calling it project  
18 costs. So it's the vessel, along  
19 with additional equipment that  
20 would be required to have the  
21 vessel. Because we need to look  
22 at the totality of the project,  
23 not just the vessel. It needs  
24 quite a bit of medical and other  
25 kinds of equipment on it.

2 So the current price for the  
3 project is about \$940,000. The  
4 vessel itself is about \$750, 000  
5 right now, the estimate. So I  
6 just want to make sure that we're  
7 not only just looking at the  
8 vessel, but a vessel that we can  
9 equip --

10 MAYOR STUESSI: Right.

11 TRUSTEE BRENNAN: -- and be  
12 ready to use. So that's why the  
13 total project cost is higher.

14 MAYOR STUESSI: And then  
15 obviously there's the funding  
16 delta above and beyond, assuming  
17 that there's no issues with the  
18 half million from the state. Once  
19 that gets ordered, assuming it  
20 does, maybe for some reason it  
21 doesn't and then we need to fund  
22 the rest of it. So that's is --  
23 either is there money that the  
24 fire department has to fund it or  
25 are we looking for other sources,

potentially bonding or --

TRUSTEE BRENNAN: So the fire department has an apparatus replacement lineup. It's not really sufficient to handle all of the apparatus that the fire department needs to replace. So it's kind of -- my understanding is it's funded annually, and Adam can maybe speak to this, like a lump of money is thrown in there annually, but it's really not designed to be able to anticipate all of the costs for like new engines or the other equipment for the ambulance that we need.

So the fire department was heading down a path where we're going to try to fund the fireboat using grants and funds from outside of the Village, so that we didn't cut into the apparatus fund too much. The apparatus fund is a couple hundred thousand dollars,



correct?

TREASURER BRAUTIGAM:

Correct, Trustee Brennan. The Apparatus Fund does have approximately 600,000; however, I believe 500 of that is booked marked for the upcoming ambulance that will you be receiving in April.

DEPUTY MAYOR PHILLIPS:

Right.

TRUSTEE ROBINS: Is that for the new ambulance?

DEPUTY MAYOR PHILLIPS:

That's for the one that's due in April of '25.

CHIEF DE KERILLIS: Yes.

DEPUTY MAYOR PHILLIPS:

Because the past practice of the fire department has been to pay as you go in dealing with the equipment. And the fire department and, Al, correct me if I'm wrong, at one point there was

1  
2 a schedule of which company  
3 received a new truck, okay. When  
4 they did the ladder truck, it kind  
5 of skipped over one of the other  
6 companies I think. And I do  
7 believe that there has been  
8 suggestions to make that there  
9 become a plan from the fire  
10 department, the chiefs, and the  
11 Board of Wardens, to come up with,  
12 okay, which trucks are which are  
13 capitol funding. You know, your  
14 capital fund can go to your future  
15 because at one point you were debt  
16 free. Okay, when we refinanced  
17 the Mitchell Park, the fire  
18 department received a lower  
19 interest rate and so we paid off  
20 what debt you had from the  
21 previous look and ladder truck.

22 CHIEF DE KERILLIS: Yes.

23 DEPUTY MAYOR PHILLIPS: So  
24 for a couple of years now, the  
25 fire department hasn't had any

2 debt. So when they get to the end  
3 of the year, what's left in their  
4 line item budgets goes over to the  
5 Apparatus Fund. I believe that's  
6 part of it, isn't it?

7 VILLAGE TREASURER BRAUTIGAM:

8 Yes.

9 DEPUTY MAYOR PHILLIPS: Okay.

10 So that's out of kilter now. So  
11 that's why the boat is why I  
12 believe that everybody is thinking  
13 keeping the boat separate from  
14 putting it into the natural --  
15 because you do have to get another  
16 ambulance in another couple of  
17 years, I believe, because they're  
18 only allowed five years.

19 CHIEF DE KERILLIS:

20 Especially if we continue this --  
21 if we continue this space, it's  
22 going be sooner than that.

23 MAYOR STUESSI: Well, you  
24 know, and that speaks to the  
25 conversation that we had with

2 Assistant Chief Nyce and the  
3 treasurer about building a true  
4 capital budget for five years or  
5 more, which I know we haven't had  
6 in the past, which would be  
7 enormously helpful to our Board to  
8 make decisions. And we'll work  
9 with the fire department to make  
10 sure --

11 CHIEF DE KERILLIS: We're  
12 working on that. As soon as we  
13 get done with the budget, we're  
14 going to be hammering away at the  
15 capital.

16 I guess the main priority is to  
17 prioritize what we actually need  
18 and, of course, the ambulance is  
19 going to be the number one  
20 priority, but we also can't  
21 neglect the fact that we have two  
22 pumpers that are 25 years of age  
23 and then we're putting an  
24 exorbitant amount of money for  
25 repairs.

2 MAYOR STUESSI: Yes.

3 CHIEF DE KERILLIS: So I  
4 guess, you know, having a capital  
5 plan is probably a very good idea  
6 and we'll sit down with the  
7 treasurer in the next coming  
8 weeks, and Pat and Mary Bess and  
9 sit down there and see if we can  
10 hash something out.

11 TRUSTEE BRENNAN: So we don't  
12 need to agree on the funding to go  
13 out to bid. We can go out to bid.  
14 There's no cost to the Village  
15 except for the time and --

16 MAYOR STUESSI: Yeah. No,  
17 now that we have full  
18 specifications, we can --

19 DEPUTY MAYOR PHILLIPS: We  
20 just have to --

21 MAYOR STUESSI: -- get that  
22 written up and do it.

23 CHIEF DE KERILLIS: If we can  
24 pass that tonight, that would be  
25 terrific.

2 MAYOR STUESSI: Well, it  
3 would be at our next --

4 CHIEF DE KERILLIS: Yeah, the  
5 next meeting, yes.

6 MAYOR STUESSI: It would be  
7 at our regular meeting.

8 CHIEF DE KERILLIS: Yeah.

9 TRUSTEE BRENNAN: I think  
10 we're ready to go. I think the  
11 specifications are adequate. And  
12 it will give us a true indication  
13 of the price. It will also give  
14 us more information about the lead  
15 time and whether there's other  
16 vendors that maybe can do better  
17 than what we learned.

18 DEPUTY MAYOR PHILLIPS: I  
19 think that the three years seem to  
20 be a rough estimate, I think, from  
21 the company. But I also believe  
22 that the economic basis within the  
23 boating industry may move some  
24 things faster. I think this year  
25 hasn't been exactly a booming year

2 for some of them, so...

3 TRUSTEE BRENNAN: Yeah. I  
4 think the Village will ultimately  
5 need to decide whether we want to  
6 bond this because we may need to  
7 bond it because of the fund -- the  
8 payment requirements, for example  
9 is the -- or we may need to pay  
10 some of it earlier. Like if  
11 there's a requirement from the  
12 state grant to spend the money in  
13 a certain timeframe, we may need  
14 to front load it.

15 MAYOR STUESSI: Yeah, we  
16 don't know yet.

17 TRUSTEE BRENNAN: We don't  
18 know yet. But if we could agree  
19 to bond it and then and pay down  
20 that bond with grants, that would  
21 be ideal. But you could see from  
22 my memo, the payment plan from the  
23 one vender is quite far out. So  
24 they wanted a \$25,000 deposit on  
25 contract signing and they didn't

2 want to initiate further progress  
3 payments until they started  
4 building the boat, which was like  
5 24 months away.

6 TRUSTEE ROBINS: Yeah, that's  
7 what I mean, it's out there.

8 DEPUTY MAYOR PHILLIPS: But I  
9 think first we need to get --  
10 let's get some numbers and let get  
11 the bidding process out so that we  
12 can get a truer picture of what's  
13 out there, I think, Pat.

14 TRUSTEE BRENNAN: Well, then  
15 we'd like to resolve that we go  
16 out to bid, right?

17 CHIEF DE KERILLIS: Yes.  
18 That's the bottom line.

19 DEPUTY MAYOR PHILLIPS:  
20 That's what I heard from the  
21 Wardens' Meeting.

22 CHIEF DE KERILLIS: That's  
23 the bottom line, yeah. We need to  
24 go out to bid. Thank you.

25 We need Village permission,



2 please, Village Board permission  
3 to store a pickup truck donated  
4 from the Greenport High School to  
5 store it at Miloki (phonetic)  
6 Lodge until we're ready to use it  
7 for heavy rescue training,  
8 probably spring or early spring.

9 And yesterday evening, the Board  
10 of Wardens accepted three  
11 applications for membership: Ryan  
12 Baglevy to Eagle Hose Company  
13 Jeffery Schroeder to Standard Hose  
14 Company Number 4 and Carmine  
15 Antonello to Relief Hose Company  
16 Number 2.

17 We just want a reminder that  
18 Washington's birthday celebration  
19 kicks off at 1:00, p.m. on  
20 Saturday, February 15th of next  
21 year.

22 And lastly, we just want to  
23 inform you -- inform the Village  
24 Board and Mayor, as if you haven't  
25 known already, that Greenport has

2 surpassed 1,000 alarms in a year,  
3 a feat that hasn't been done in  
4 179 years.

5 With that, I thank the Board and  
6 the Village Mayor. Thank you very  
7 much.

8 MAYOR STUESSI: Thank you for  
9 being at our holiday party last  
10 week.

11 CHIEF DE KERILLIS: It was  
12 wonderful. Thank you very much  
13 for the invitation. It was a lot  
14 of fun.

15 MAYOR STUESSI: One last how  
16 question, how are you coming on  
17 working together some more  
18 recruitment materials? I know one  
19 things we had talked about was  
20 trying to recruit some more  
21 Spanish speakers as well.

22 CHIEF DE KERILLIS: It was  
23 touched upon at last night's Board  
24 of Wardens meeting. We still have  
25 some more to iron out.

2 DEPUTY MAYOR PHILLIPS: I

3 believe Chief Dave Nyce is going  
4 to be have a recruiting meeting.

5 CHIEF DE KERILLIS: A

6 recruiting meeting after the  
7 holidays and then hopefully this  
8 will become in January and  
9 February's agenda as a top  
10 priority because we certainly need  
11 it.

12 MAYOR STUESSI: Okay.

13 DEPUTY MAYOR PHILLIPS: When  
14 is the recruitment day?

15 CHIEF DE KERILLIS: I believe  
16 it's either more or April.

17 DEPUTY MAYOR PHILLIPS: Well,  
18 I think that's one of the goals.

19 CHIEF DE KERILLIS: Was one  
20 of the goals. Whether that  
21 happens, I'd like to see if  
22 happen, but we'll have to see.  
23 Thank you very much.

24 TRUSTEE BRENNAN:

25 Congratulations on the new members

2 that you did bring on board.

3 CHIEF DE KERILLIS: Thank you  
4 very much. Appreciate it,  
5 everybody. Have a good night  
6 thank you.

7 MAYOR STUESSI: Thank you.

8 DEPUTY MAYOR PHILLIPS: You  
9 too.

10 MAYOR STUESSI: Next up,  
11 before we get to the monthly  
12 reports from the team of the  
13 Village, we're going to have a  
14 discussion on the affordability  
15 prices in the Village. And not  
16 just the Village, but this is a  
17 national and certainly a regional  
18 issue on the entire eastern end.  
19 Before I speak, I'd like to invite  
20 a special guest. Daniella and I  
21 participated on a panel organized  
22 over Peconic Landing a couple of  
23 months ago and I had the great  
24 fortune of getting to know her  
25 over the past couple of years with

2 CAST and all the work she does  
3 over there for them and she's  
4 particularly involved in dealing  
5 with folks in our community who  
6 are lacking in housing security,  
7 food security, and many other  
8 challenges.

9 So thank you for being here.  
10 It's wonderful to see you again  
11 and really appreciate you  
12 addressing the community and our  
13 Board.

14 MS. MENJIVAR: Thank you for  
15 inviting me. Well, I was just at  
16 our toy drive, so I'm still seeing  
17 tons of colors right now. So  
18 don't mind me. We served or we  
19 signed up 500 kids this year to  
20 receive toys, which is amazing.  
21 And we love the work that we do.  
22 CAST has grown exponentially since  
23 I first started interning in 2017.

24 But, yeah, my name is Daniella  
25 Menjivar. I am a community

1  
2 member, but I'm also a social  
3 worker and I am the client's  
4 coordinator at CAST. So I deal  
5 with clients on a daily basis and  
6 I'm seeing a lot of if need,  
7 particularly with rent, right?  
8 And there are a lot of people that  
9 I've met through the years that  
10 I've been working at CAST and  
11 interning at CAST and working -- I  
12 worked at Peconic Landing for a  
13 year and I've been local and  
14 employed locally for a while, and  
15 a lot of people coming in and a  
16 lot of people leaving, which is  
17 really disappointing.

18 My parents are pastors of the  
19 Mas Que Vencedores. We're in East  
20 Marion. And I kind of wanted to  
21 start there if I can?

22 MAYOR STUESSI: Please. Good  
23 story.

24 MS. MENJIVAR: We see a lot  
25 of, you know, the congregation and

2 the members that start with us in  
3 the beginning of the year and then  
4 somehow disappeared. And a lot of  
5 them, you know, love their church,  
6 love their church community, but  
7 just can't live here, which is,  
8 you know, we -- I was just heard  
9 about another family recently that  
10 their lease is up and it's not  
11 going to be renewed. The house is  
12 going to be restored, but it's not  
13 going to be restored for them.  
14 They're going to sell it. And  
15 it's going go to whoever wants to  
16 buy a gagillion dollar house out  
17 here, which is unfortunately is  
18 not this family of five.

19 So they are turning to CAST.  
20 They're turning to their pastors  
21 to figure out what their next step  
22 is going to be. Their children  
23 are in Greenport School. And so  
24 there are a lot of -- it's a lot  
25 of fear and uncertainty that's

2 going to be surrounding this  
3 family for the next couple of  
4 months while they figure out their  
5 next move. We all know -- I'm  
6 sure we all know someone in the  
7 community that is facing a similar  
8 situation and so it's very  
9 disheartening.

10 In 2023 we provided -- CAST  
11 provided 54 families with  
12 emergency assistance house.  
13 Thirty of those emergency  
14 assistance houses was like \$60,000  
15 or something like that and 30 of  
16 those were rental assistance. So  
17 people are looking for low or  
18 affordable housing, right? So a  
19 lot of our families are low income  
20 or, you know, working super hard  
21 and just not able to make ends  
22 meet and, you know, pay a high  
23 rent.

24 And a lot of the families that I  
25 meet with now are struggling with



2 rental arrears, they're leases  
3 being up, you know, there's less  
4 work now, so it's even harder to  
5 keep up with rental payments. So  
6 it's a huge crisis and there isn't  
7 a lot of options for people.

8 I was just recently on a call  
9 about shelters that are opening up  
10 for the wintertime, some other  
11 housing resources, but the reality  
12 is that that's not -- you know,  
13 that's one shred of the problem  
14 that we decide to open our eyes  
15 for in the wintertime, but it  
16 doesn't go away when it's the  
17 summertime, right? People are  
18 still looking for housing. People  
19 are still displaced. People are  
20 still, you know, in transitions.

21 So, you know, I just wanted to  
22 bring my insight on that. I'm not  
23 pro on any of this. I just can  
24 speak from my experiences. The  
25 reason that I actually decided to

1  
2 step into social work is because I  
3 met a family years ago, this was  
4 like I was in high school, and I  
5 was meeting with these kids on a  
6 weekly basis and I was seeing this  
7 family of six -- or at the time it  
8 was five and the woman was  
9 pregnant, living in this home that  
10 was way too small for them, but  
11 they didn't want to leave. This  
12 was their community. This is what  
13 felt right for them. But it was  
14 impacting the kids drastically.

15 I was seeing a lot of, you know,  
16 developmental issues and a lot of  
17 kids are struggling in school,  
18 struggling socially. These are  
19 all things -- we can't provide  
20 affordable housing. We're not  
21 raising, you know, a healthy  
22 population. And so, you know, in  
23 my personal experience, which I've  
24 shared and I will continue to  
25 share, but, you know, I'm a

25-year old -- I know I look so young, but I am 25 -- and I love my community. I love being here. I grew up in Southold. I went to Southold High School. I graduated and then I when to Stony Brook and I commuted because this is just what worked for me. And, you know, as I'm looking ahead in my future and figuring out what I want to do, I'm not sure that this is going to be the place where I can stay. There's just nothing that's built up for me, you know, to be stable here and raise a family here, you know, with my income and my line of work. But, again, I'm one fish in many, many people that are in need of housing. So thank you. Just lay that out for you.

MAYOR STUESSI: Thank you very much for being here.

So yesterday I was at a ribbon

2 cutting in East Hampton for a  
3 project of 50 affordable units.  
4 This project was built by Georgica  
5 Green who's done a number of  
6 things up and down Long Island.  
7 They were voted in by the Southold  
8 Town Board a year ago under the  
9 prior Board to sign a contract to  
10 purchase a property on Carol  
11 Avenue with intent to build  
12 32 units and that's still not  
13 finalized at this time, but they  
14 have done a lot of things in other  
15 places.

16 I've had the great fortune of  
17 touring that property a couple of  
18 times now. I was asked by the  
19 Governor's Office of Housing and  
20 Community Revitalization to join  
21 them with the head of HCR probably  
22 four or five months ago and then  
23 again yesterday for the ribbon  
24 cutting.

25 I was there with the head of

2 HCR, also the town supervisor, the  
3 town board there, as well as a  
4 number of folks from HCR, Michael  
5 Daly who's going to speak in a  
6 moment in regards to housing, and  
7 County Executive Ed Romaine who,  
8 as many folks may know, used to  
9 serve this area as a legislature  
10 and he is a big proponent of  
11 helping to solve for the housing  
12 crisis.

13 This is a gigantic issue and  
14 Daniella speaks about it from what  
15 she is seeing and many of you know  
16 that a significant majority of our  
17 students at Greenport School,  
18 about two thirds worth, are  
19 dealing with insecurities relative  
20 to housing and food. That's just  
21 here. We're the only certified  
22 disadvantaged community on the  
23 entire eastern end on both forks.

24 All of you as voters voted by  
25 the wide majority to adopt another

2 half a percentage point to go into  
3 a community housing fund, which is  
4 now being collected by Southold  
5 Town along with the Community  
6 Preservation Fund and they have  
7 been working on a plan. I was at  
8 their Board meeting just a couple  
9 of days ago. There's a few folks  
10 here in the audience and they're  
11 looking at making some potential  
12 modifications to it. I'm going to  
13 be requesting a copy of that for  
14 our Board to consider.

15 But I say all of this, much like  
16 I did on that panel with Daniella  
17 that night a month or two ago,  
18 whenever it was, you need to hold  
19 all of us accountable here at this  
20 able to and also at the Town  
21 Board. We're your elect officials  
22 and we're really the only ones  
23 that are going to be able to do  
24 anything about this within our own  
25 communities and all of us need to

1  
2 treat this like the emergency that  
3 it is.

4 Because if we rely on anything  
5 being built by private developers  
6 with existing properties, we're  
7 going to be sitting here a long  
8 time from now. Each of us has  
9 property that's available. We  
10 have a much more limited amount in  
11 our one square mile. The town has  
12 more property, but we've got to  
13 work together to identify  
14 particles that house can go onto  
15 and then partner with people that  
16 do this for a living, much like  
17 Georgica Green, who's property, as  
18 I said, I toured yesterday, to  
19 find solutions.

20 We have issues at Village Hall.  
21 When you look at the average  
22 salary of everybody in Village  
23 Hall, what was it, 65?

24 VILLAGE TREASURER BRAUTIGAM: 66.

25 MAYOR STUESSI: \$66,000 a

1 year, not one of them can afford  
2 Greenport rents. You know, not  
3 one of them. So there's a number  
4 of folks who are in places through  
5 the grace of God that have been  
6 owned for people for a long time  
7 and have lower mortgages and they  
8 have some market rents, but every  
9 single one of them that's paying  
10 rent is paying more than the  
11 family I met yesterday who is  
12 moving into this beautiful brand  
13 new apartment in East Hampton  
14 that's a nice one bedroom -- not a  
15 studio -- a nice one bedroom,  
16 living room, open kitchen; \$1,600  
17 a month. The average rent in  
18 Greenport and the North Fork right  
19 now is about \$2,800 a month. When  
20 you think of what you need to make  
21 in order to afford that, the  
22 housing insecurity isn't just  
23 people working in restaurants and  
24 folks mowing lawns, it's our



2 Village Hall staff.

3 And everybody needs to remember,  
4 just as we've said on a couple of  
5 the panels I've participated in  
6 with the folks at Peconic Landing  
7 and also the hospital, the  
8 hospital in particular who is  
9 severely understaffed because they  
10 can't find housing, we're the last  
11 place on the island aside from  
12 Orient that people are going to  
13 come work. And so there's a lot  
14 of places you can pass on your way  
15 in to work that you might choose  
16 to that are going to be closer to  
17 wherever you're living if you  
18 can't find a place out here.

19 And so I say this again because  
20 it's something we all need to work  
21 on and we need to work fast on  
22 this. I'm thrilled to know that  
23 there's a new Greenport Civics  
24 Organization. Carol, I see you  
25 over there. You're getting

2 official and hopefully the group  
3 will get active and very vocal.  
4 We all need to show up at town  
5 meetings, push them to get the  
6 agreement done for the 32  
7 residences's ASAP.

8 In the time since that was voted  
9 on back in November, I think it  
10 was, of last year, it's over a  
11 year now, there's a gigantic hotel  
12 getting built in the middle of  
13 Southold right now. Enclaves is  
14 deep under construction. We have  
15 time and energy to build big  
16 hotels, but not change zoning to  
17 allow for housing.

18 I'm going to turn it over to  
19 Michael in a moment to chat and  
20 then I'd welcome anybody from the  
21 audience who'd like to say  
22 anything about this, and then the  
23 Board can speak briefly with any  
24 individual thoughts. I know both  
25 Mary Bess and Julia have been on

2 the Board a long time, and Julia  
3 in particular, this is a cause  
4 she's felt very deeply about.

5 There's no more time. Like  
6 things are on fire. We have to  
7 move fast on this, and the two  
8 biggest and quickest opportunities  
9 in my mind that we need to look at  
10 right away as a Village are two  
11 properties we own; one being the  
12 Clarks Beach parcel, which is  
13 where the sewer outflow is off of  
14 the North Road. It's sitting  
15 there. We're not doing anything  
16 with it. We can very easily build  
17 on that.

18 It sits out of the Village, but  
19 we own it and we can work with the  
20 town to change the zoning on it.  
21 That could be a vote that could be  
22 done by their Board quite easily,  
23 just like the Town Board did to  
24 allow for new doggy daycare  
25 centers. In my mind, if we're

going to vote in doggy daycare centers in places that don't have zoning, surely we could do this for housing.

We've done a number of things for the Village in the Downtown District to allow for more housing. We eliminated any parking requirements. We eliminated the Waterfront Commercial District on the south side of Front Street. So all those buildings over there, some of them had illegal apartments for years. Some of you may know Yan Albaladejo who is an NYU student. If you haven't listened to his podcast at the library, he was three or four back, he's worth listening to. This kid's family came here from Puerto Rico. He grew up in Greenport. He is an amazing young man. He was our intern here at Village Hall a year

2 ago. He's going to be coming back  
3 to us over the winter holidays to  
4 do some work on this subject.

5 He worked in our congressman's  
6 office. He worked for the North  
7 Fork Environment Group this past  
8 summer. And he's the one who  
9 organized the panel that Danielle  
10 and I spoke on.

11 He lived just up above the  
12 bookstore over there and there's  
13 still a family that lives over  
14 there and now it's a legal  
15 residence. I watch them come in  
16 and out when the school bus  
17 arrives for them. We need more  
18 people living downtown as part of,  
19 you know, the life and the  
20 vitality of the Village because we  
21 lost so many people who don't live  
22 here year round.

23 But back to what this Board can  
24 do and I'm asking everybody to  
25 really challenge ourselves, Yan's

2 going to work on a presentation  
3 for us for our next meeting and  
4 look at this. My hope is that we  
5 can work with a couple of  
6 different developers and come up  
7 with some ideas, show the  
8 community what can be done on that  
9 parcel, as well as what could  
10 potentially be done on our  
11 campground parcel.

12 We've got a camp ground that's  
13 been in operation for years. This  
14 Village is in the business of  
15 operating a campground that's  
16 effectively a vacation rental for  
17 a lot of folks that come from  
18 elsewhere and move in for the  
19 whole summer. Why not have people  
20 living there full-time, all year  
21 round? It's something we need to  
22 discuss as a community and what  
23 are our priorities. That's what  
24 we need to decide on.

25 It's a gigantic issue and it is

2 getting exponentially worse. You  
3 know, there's a lot of things you  
4 might want to knock some of the  
5 folks on the south side for and  
6 this, that, and the other, but  
7 East Hampton has the highest  
8 percentage of affordable housing  
9 as a percentage of total  
10 population now because they have  
11 been deeply committed to doing it  
12 and they are working on getting it  
13 built and identifying parcels.

14 With that, I'd like to ask  
15 Mr. Daly to come up and speak on  
16 the subject and we'll then welcome  
17 anybody else from the audience.  
18 And you'll give a better intro on  
19 your history.

20 MR. DALY: Thank you. No,  
21 thank you. I wasn't expecting to  
22 speak at the mic, but I wanted to  
23 come and be here with you because  
24 I knew you were going to talk  
25 about this this evening.

2 My name is Michael Daly. I live  
3 in Sag Harbor. My firm is True  
4 North Associates, which is a firm  
5 that works with municipalities and  
6 towns, villages, school districts  
7 fire departments, groups like that  
8 who are interested in creating  
9 community housing for their  
10 stakeholders, the people who they  
11 work with and live with.

12 And everything you said about  
13 Georgica Green is right on. Dave  
14 Gallo is really a local hero on  
15 the east end. He's built some  
16 really, really beautiful  
17 developments in Southampton and  
18 Speonk, in North Sea, in East  
19 Hampton. He's worked with a  
20 number of developers here. He's  
21 worked with Rona Smith in the  
22 past. And he understands the east  
23 end.

24 And I think that one of the big  
25 objectives -- objections to



2 affordable housing in the past is  
3 about people fearing about the  
4 changing of the character of our  
5 community. Right, that's  
6 something that you hear a lot? We  
7 figured out now how to create more  
8 housing without changing the  
9 character. Through smart  
10 architecture, through being able  
11 to make it look and fit in  
12 beautiful with your community.  
13 You'd see that if you went over to  
14 see some of the Gallo  
15 developments.

16 We also have new sources of  
17 funding. I understand -- I saw  
18 Greenport's name on the  
19 pro-housing community list; is  
20 that right?

21 MAYOR STUESSI: Absolutely.

22 MR. DALY: Well, that's very  
23 courageous of you.  
24 Congratulations. I've also seen  
25 some other things. I've been

1 watching all the time because I  
2 have been studying affordable  
3 housing and community housing.  
4 And I started my research about  
5 ten years ago by studying Cape Cod  
6 because they're kindred spirits to  
7 us, right?  
8

9 Well, they are having all the  
10 same problems that we're having  
11 only their just a little bit ahead  
12 of us. So I've learned a lot from  
13 Cape Cod and served on Community  
14 Housing Advisory Board in  
15 Southamptton, which was the board  
16 formed after the half a percent  
17 was voted in last year, got that  
18 started and up and running. I  
19 consult with the other community  
20 housing advisory boards.

21 Shelter Island is doing terrific  
22 with their funding to support  
23 ADU's. Because that's what's  
24 right for Shelter Island. ADU's  
25 may not be right here or it may

1  
2 fit in some areas. We should have  
3 discussion about it. But you have  
4 to have zoning. And when things  
5 are not permitted in your zoning,  
6 they always take a lot longer to  
7 do it.

8 So you're courageousness around  
9 the pro-housing community, will  
10 give you access to funds from the  
11 state. The Community Housing Fund  
12 from the town. The county has  
13 funds to help you with development  
14 for community housing as well.  
15 And I think you're thinking right  
16 about using some properties that  
17 are outside, right outside the  
18 Village, but in close proximity  
19 because this is where the need is.

20 So you were brave on your -- not  
21 to open a can of worms, but you  
22 were brave on your short term  
23 rentals and I know that was a  
24 heated discussion that you've had  
25 in the past, but short term

rentals take from year-round rentals. Our issue is a supply issue, flat out. It's only a supply -- only. It's primarily a supply issue. We don't have enough homes and apartments for our teachers, our firefighters, our health care workers. I also work with health care organizations.

So we need to create more units for our local people to live in and that will help bring the rents down. It will help with traffic. God knows we all suffer from traffic, right? I came over for a meeting at the American Legion a couple of months ago. I couldn't believe at the number of people waiting to get on the ferry or off the ferry. Tried to come over for a meeting at CAST about two months ago and I was on shield Shelter Island for an hour and 15 minutes

2 waiting to get on the North Ferry  
3 to get to a 6:00 meeting at CAST,  
4 right? My wife and I were there  
5 and she met with the mothers.

6 So we can do this. We can do  
7 this. And I think we're all  
8 coming to the point where we see  
9 that tipping point of realization  
10 that our own children, our own  
11 neighbors, our own employees, are  
12 all struggling to stay here and  
13 are on the roads and clogging up  
14 the roads. And if they lived  
15 here -- if I lived in this Village  
16 and worked in this Village, I  
17 wouldn't have a car. I'd have an  
18 electric bicycle, but I wouldn't  
19 have a car.

20 So I'm really impressed with  
21 what you're doing, Mayor and Town  
22 Board. And the way that Peter Van  
23 Scoyoc got it started in East  
24 Hampton was he said -- he created  
25 an edict and he said we are going

2 to do all hands on housing in our  
3 administration. And I want every  
4 Town Board member and every  
5 department head to focus on what  
6 we all can do together to create  
7 more housing. And they have a  
8 accomplished some terrific things  
9 in the last four years since  
10 they've done that. So I hear you  
11 saying tonight all hands on  
12 housing, Mayor, and I wish you the  
13 best with it.

14 MAYOR STUESSI: Thank you for  
15 being here.

16 MR. DALY: Thanks so much.

17 (Applause.)

18 MAYOR STUESSI: Is there  
19 anybody else from the public that  
20 would like to speak on this  
21 specific issue this evening?

22 MR. MACKEN: Hi. My name is  
23 Frank Macken 138 Sterling Avenue.  
24 And I just want to say, first of  
25 all, as regards to McCann's

2 Trailer Park, my wife and I spent  
3 the first night of our honeymoon  
4 in McCann's Trailer Park 29 years  
5 ago and our love story with  
6 Greenport continues to this day.

7 So I addressed the Board five  
8 years ago on this ADU accessory  
9 building issue. We have an  
10 accessory building that we  
11 actually lived for the first five  
12 years in ourselves until our  
13 family got too big.

14 I've had a very frustrating time  
15 -- it's an artist's studio. I've  
16 had a very frustrating time trying  
17 to get it -- convert it to  
18 residential. And, in fact, we had  
19 designed the house around it when  
20 we first bought the house.

21 Mr. Abatelli who was then  
22 administrator and actually  
23 doubling as building department  
24 inspector, deja vu. So he said,  
25 well, you can have a three family

2 here. I said, no, we'll do a two  
3 family. We'll have one in the  
4 accessory building and one in the  
5 house.

6 And we were working toward that.  
7 We only had enough money to  
8 convert the house and then I  
9 started working on the project on  
10 converting the accessory building  
11 and overnight, about 12 years ago,  
12 I believe it was -- Mary Bess, I  
13 think you were on the Board at the  
14 time -- under the Nyce  
15 administration, the zoning was  
16 changed.

17 So it was as of right under the  
18 Kapell administration and I'm  
19 asking that we just go back to  
20 that policy that existing  
21 buildings of adequate size that  
22 are approved by the building  
23 department can be converted to  
24 residential. Our carriage house  
25 is 145 years old and it's been



2 assessed by four different  
3 building inspectors over those 29  
4 years and deemed adequate. And  
5 just because I failed to submit  
6 the paperwork in time, we were  
7 unable to do it, and it's been  
8 very frustrating. I hired an  
9 architect about five years ago and  
10 ran into the problem that not --  
11 it used to be you just needed to  
12 get an area variance. But then  
13 the then administer told me I also  
14 needed a use variance. And it was  
15 just -- you know, it cost me  
16 \$5,000 and I just got nowhere.

17 So this is the very simple -- I  
18 think this is like a no-brainer.  
19 It's the very simplest thing.  
20 There are a number of these units  
21 that are still on unconverted,  
22 unregistered -- uncertified or  
23 whatever. A number of them were  
24 done under the Kapell  
25 administration. There are a

2 number of these buildings and  
3 there are a lot of -- there are  
4 quite a few, especially in our  
5 neighborhood, of, you know, very  
6 large lot sizes.

7 And there's one -- there are two  
8 lots. Two lots near me. Actually  
9 one is a four family, one is a  
10 three family, and there are  
11 several. I know my next door  
12 neighbor has a two family in his  
13 house and he could build an  
14 accessory building in the back  
15 because he's got the 12,000 square  
16 feet.

17 So this is like -- to me it's a  
18 slam dunk. It's the easiest and  
19 quickest thing you could do is to  
20 approve this and to approve -- to  
21 allow people to convert buildings  
22 that are appropriately -- you know  
23 that can be approved by the  
24 building department. And so I  
25 hope you do that. Thank you very

2 -- it would be just going back to  
3 the existing progressive policy  
4 under the Kapell administration.

5 MAYOR STUESSI: Thank you,  
6 sir.

7 MR. MACKEN: Thank you.

8 MAYOR STUESSI: Is there  
9 anybody else that would like to  
10 speak on housing this evening?

11 MR. LARKEN: Yeah, my name is  
12 Chris Larken and I just live north  
13 of the campground. And I would be  
14 for housing there, however, I walk  
15 my dog around there and it is very  
16 damp. It is very wet. So I would  
17 really say that you have to be  
18 very careful about where on that  
19 property you'd be putting up  
20 housing because it's wet and we  
21 don't want that whole mold  
22 situation, etcetera, that some of  
23 our community members are already  
24 facing elsewhere, to happen there.  
25 But I do comment the Village for

2 working on this issue because it  
3 certainly is tremendously needed  
4 and the town needs to follow your  
5 lead. Thank you.

6 MAYOR STUESSI: Thank you.

7 The whole Village is wet. We're  
8 dealing with climate resiliencies.  
9 We have issues everywhere, whether  
10 it's Sixth Street or Second Street  
11 for that matter.

12 Anybody else this evening?

13 (No response.)

14 MAYOR STUESSI: Randy?

15 Dinni? Rock, paper, scissors?

16 MS. GORDON: Sorry. Dinni  
17 Gordan 152 Sixth Street. I mean,  
18 I think the important things have  
19 already been said here. So I  
20 won't repeat them, although I  
21 agree everything, that is, the  
22 description of not only the  
23 general emergency, but the  
24 specifics situations like what  
25 Daniella talked about. I too know

2 people who've been in this  
3 situation.

4 One of the things she didn't  
5 say, she was too polite to say was  
6 that this tight housing market  
7 incentivizes bad behavior.

8 There's a lot of landlords who  
9 don't provide their lower income  
10 tenants with leases because they  
11 can keep on a month-to-month  
12 basis, keep people on a  
13 month-to-month basis until they're  
14 ready to renovate or turn over,  
15 sell their houses, to people who  
16 are going to be able to afford  
17 what their tenants couldn't  
18 possibly afford. So I just wanted  
19 to add that to the stream of  
20 things we're talking about as  
21 problems.

22 Also, I do want to say from my  
23 perspective on the ZBA and the  
24 Code Committee, that we need  
25 planning assistance. Those of us

1  
2 who are working on these  
3 committees and also others who are  
4 -- whom we talk to when we are in  
5 the meetings. Tricia Hammes has  
6 done a masterful job in guiding us  
7 through technical stuff, like what  
8 are the bulk standards for new --  
9 if we created new districts.

10 But there are -- and those are  
11 areas where the lawyers can simply  
12 move us on to make the code  
13 changes. We also need advice,  
14 professional advice on standards  
15 and best practices for affordable  
16 housing. We're not planners.  
17 We're not professionals in this  
18 area.

19 So we need you all to authorize  
20 the resources that are available  
21 for planning and it sounds as  
22 though Michael's description of  
23 the funding sources should make  
24 that not so hard.

25 And then I guess I wanted to say

1  
2 one other thing about Southold.  
3 We are not getting help from the  
4 town of which we are a part. And  
5 it's time for us to be paying  
6 attention to this and maybe  
7 attending lots of meetings and  
8 leading. I don't really know how  
9 we do that, but it seems to me  
10 that, you know, Southold is  
11 lagging in proposing zoning  
12 changes.

13 They've created a special  
14 committee to update the zoning  
15 code and that hasn't happened,  
16 partly because they hired a  
17 consultant who's been delayed and  
18 they're are all sorts of reasons  
19 for this, but the fact is that the  
20 movement is not there and I think  
21 the commitment is not there. And  
22 I think if Greenport can be  
23 committed in a way that Southold  
24 isn't, we can shame them a little  
25 bit and that's not such a terrible

2 thing in this crisis.

3 (Laughter.)

4 MS. GORDON: So thank you.

5 MAYOR STUESSI: Thank you.

6 TRUSTEE ROBINS: Thank you,  
7 Dinni.

8 MR. STAPFF: I'm Manfred  
9 Stapff. I'm a neighbor of Frank.  
10 Frank, thank you very much for  
11 bringing that up. I'm on Sterling  
12 Street. I have an ADU and when I  
13 was renovating, I got a citation  
14 for a suspected code violations.  
15 It cost me thousands in legal fees  
16 and now I'm waiting since February  
17 for the rental permit. So you can  
18 imagine that I'm not very  
19 motivated. So what you have to do  
20 if you want to be accountable, you  
21 have to loosen up the code, you  
22 have to loosen up the (inaudible),  
23 you have to loosen up the  
24 inspection requirements, because  
25 otherwise people who could



2 contribute just don't do it  
3 because it's too burdensome.

4 MAYOR STUESSI: Thank you.

5 Randy, you up next?

6 MS. WADE: It is a crisis and  
7 I agree with what everybody is  
8 saying. And I've bumped into  
9 people who have been shuffled  
10 around because houses were sold  
11 out from under them.

12 The ADU issue, I think I agree  
13 with Dinni, it requires some  
14 expertise. I had the misfortune  
15 of a two family going up on a  
16 little flag lot with -- and  
17 because they were misinterpreting  
18 the code, that it could, you know,  
19 you just go vertical and it's not  
20 a problem. So it's like right  
21 next to the lot line.

22 And so we don't want to have  
23 windows -- you know, all of a  
24 sudden have windows of second  
25 floors looking on our backyards.

2 And we don't have to. There are  
3 ways to have a ADU code and we  
4 should have one because there's  
5 money right now. So I'm surprised  
6 it's taken so long. And I wish we  
7 could at least have something that  
8 has, if you have an existing  
9 structure if it's two, you know,  
10 fine grain to be working on what  
11 the details would be, that would  
12 be compatible with the  
13 neighborhood. I think it's really  
14 important.

15 And I also think it's really  
16 important that we keep Southold's  
17 feet to the fire because I  
18 understand, and I hope it has  
19 changed as of a few weeks ago,  
20 they had taken the money away from  
21 having a housing director for  
22 Southold Town and I don't think we  
23 could expect that --

24 MAYOR STUESSI: That was put  
25 back.

2 MS. WADE: Oh, okay, good.

3 DEPUTY MAYOR PHILLIPS: It  
4 was put back.

5 MS. WADE: Good, good, good.  
6 Old news, great. Because I think  
7 that's going to be --

8 MAYOR STUESSI: It's not even  
9 a town budget item. It comes out  
10 of the Community Housing Fund  
11 itself, so it's a separate line  
12 item anyway.

13 MS. WADE: Well, there was  
14 the talk when that first thing was  
15 going on --

16 MAYOR STUESSI: Yeah, it  
17 wasn't originally included, but  
18 after some public pressure, it was  
19 put back there.

20 MS. WADE: Well, I don't  
21 think it should be included. I  
22 think they need every speck of  
23 money and I think that they  
24 should, exactly what you're  
25 saying, buy up land that's

2 appropriate. I think one of the  
3 biggest things about it and I'm  
4 really glad that the legislation  
5 called for walkable communities  
6 that you should be able to access  
7 transit by walking from whatever  
8 property it is.

9 And in order to get that, I  
10 mean, we can't just think, okay,  
11 it's today. We have a crisis  
12 today, let's solve it with  
13 whatever we've got right now. We  
14 have to think in 30, 50 years, you  
15 know, what are going to be the  
16 needs. Even 10, 20 years. We're  
17 going to have transit eventually.  
18 Because this idea of us each  
19 having cars is, you know, it's  
20 going to wind up being for  
21 millionaires.

22 So looking into the future, it's  
23 really essential we have walkable  
24 communities and to do that, we --  
25 working with private partners like

1  
2 Georgica Green. The developers  
3 I've talked to, they would love it  
4 if the town owned the land and  
5 then put it out to RFP and they  
6 could bid on it and they could  
7 develop it and manage it in  
8 perpetuity.

9 And I don't think we should just  
10 look around and well, today we've  
11 got this property, so let's try to  
12 use it. When we first came out  
13 here Clark's Beach was our  
14 favorite. It's the most gorgeous  
15 place to see the sunset. It's  
16 just west of the North Fork  
17 Audubon and property and we used  
18 to be able to drive in there and  
19 there was a pond surrounded by  
20 hibiscus and it's just like  
21 spectacular.

22 So if anybody is allowed to go  
23 in there for housing, I'd like go  
24 in there for public access to that  
25 gorgeous spot that is just

2 unbelievable.

3 MAYOR STUESSI: You can still  
4 do it right from the Audubon  
5 property right next door.

6 MS. WADE: You have to walk  
7 like really far.

8 MAYOR STUESSI: Walking is  
9 good for you, Randy.

10 MS. WADE: Thank you so much,  
11 but why can't there be a place to  
12 bike in there and leave your bike  
13 and walk to the beech right there?  
14 It's just right there. Probably  
15 we're not allowed because of the  
16 sewer outflow, sometimes it's not  
17 so clean, but anyway --

18 MAYOR STUESSI: There's no  
19 issue with the sewer outflow there  
20 and this is something that we're  
21 going to be talking about at the  
22 next meeting. This will be part  
23 of the presentation Yan's going to  
24 give and hopefully encourage some  
25 folks to study it. That pipe has

2 no bearing on anything we need to  
3 do there.

4 MS. WADE: Then I don't  
5 know --

6 MAYOR STUESSI: There are  
7 pipes under every street in this  
8 village.

9 MS. WADE: Great. I don't  
10 know with we've been kept out.  
11 I'd like to get in there, please,  
12 and not have the fence up. And  
13 then the other spot, we were  
14 walking around, remember, Lily?  
15 And the camp ground, and it's  
16 completely surrounded by wetlands.  
17 There's like beautiful ponds.  
18 It's quite scenic in there.

19 And I actually think there is  
20 something you can do because a lot  
21 of the businesses hire people only  
22 in the summer and then they --  
23 they'll have a building or  
24 something and they'll populate  
25 their building with summer workers

2 and that's taking away from  
3 year-round housing also.

4 So that was, you know, you have  
5 three months, businesses, to rent  
6 trailers here for your seasonal  
7 workers and then we're going to  
8 open it up to the rest of the  
9 world. I think that, you know,  
10 there should be something worked  
11 out with that. Thanks so much and  
12 glad everybody is thinking hard  
13 about all this stuff.

14 MAYOR STUESSI: Yes, please.

15 AUDIENCE MEMBER: Margaret de  
16 Cruz, 29 Washington Avenue. It's  
17 so interesting because I'm  
18 thinking, Greenport is such a  
19 small area, right, and we're  
20 trying to put stuff here. And I  
21 was just at the, I guess it's the  
22 old building that they did oysters  
23 or shipping off of Shipyard Lane,  
24 you know, that property.

25 So there's talk about what can



2 we do there or what can be done,  
3 somebody owns it already. But  
4 it's almost like, wait a minute,  
5 they're right here. Why isn't --  
6 why aren't we looking? And it  
7 brings up the whole Southold Town  
8 thing. It's got to be a joint  
9 effort. We can't just put  
10 everything here in Greenport.  
11 That's so close. It's big. So  
12 there's other areas is all I'm  
13 saying that we should be looking  
14 at and including in our thoughts.

15 As far as the campground goes, I  
16 know other people who use it who  
17 are locals actually. So in a way,  
18 I would feel bad using that  
19 property, but I mean, I -- look  
20 for it; look at it.

21 So, I guess that's my thing.  
22 Accessory dwelling, to me, that is  
23 one of the best ways to deal with  
24 this. There's so many large  
25 houses. I have an access

2 dwelling thing. I also have a  
3 shed. I could probably do  
4 something with that. I could make  
5 another studio. But, of course,  
6 that would be really hard getting  
7 the variances. Anyway, I think we  
8 should go there that way and  
9 really help people figure it out.  
10 Thank you.

11 MAYOR STUESSI: Thank you.

12 Is there anybody else from the  
13 audience?

14 (Audience member indicating.)

15 MAYOR STUESSI: Yes, please.

16 I like your fire engine red pants.

17 MS. NEFF: Yes.

18 MAYOR STUESSI: Perfectly  
19 appropriate for this venue and  
20 emergency we're facing.

21 MS. NEFF: In the firehouse  
22 no less.

23 MAYOR STUESSI: Yes.

24 MS. NEFF: It's wonderful to,  
25 once again, see people gather

2 together in this village or in the  
3 town or any nearby community and  
4 talk about housing.

5 TRUSTEE BRENNAN: Excuse me,  
6 name.

7 MS. NEFF: Ellen Neff, 629  
8 Second Street. Thank you.

9 Okay; 30, 50 years ago, I lived  
10 through all of it. You know, what  
11 we've gotten more of and we will  
12 continue to get more of is what  
13 people can afford who love the  
14 North Fork. But what the North  
15 Fork requires is a range of  
16 people. It's what it had when I  
17 first came here and bought a house  
18 in 1974 and lived here five years  
19 before that in various rentals.

20 Those things have become  
21 exceedingly rare; rentals and  
22 houses that people who come to the  
23 Village and love the Village in  
24 all of it's broad range of  
25 realities and know it, could -- I

2 mean, because the people who come  
3 here today have a different look  
4 about them and they have a -- they  
5 see different things.

6 What I see is a Village that a  
7 lot of things have gone by that  
8 will never come again. I think  
9 that what is left is very precious  
10 and I think that we have to think  
11 in terms of, we have to act as if  
12 the zoning will come, the  
13 permissions to change existing  
14 housing stock will come, if we  
15 envision it.

16 And, yes, it's a complete pain  
17 in the ass to do all the things  
18 you have to do to make it fit.  
19 Somebody talked about that it  
20 could fit in, Georgica Green and  
21 that things would fit in. Those  
22 projects for Georgica Green and  
23 like that started on the South  
24 Fork 30 and 40 years ago, you  
25 know, with the small former motel

1  
2 turning into affordable housing.  
3 Really, you know 40 years ago,  
4 50 years ago. We're way behind  
5 the time. But we can, hopefully,  
6 realize that it's a multi-pronged  
7 path.

8 ADU's, yes. A Village with this  
9 kind of housing stock, that's  
10 going to be one of our pathways.  
11 Any property within the Village,  
12 and there are very few of them, is  
13 to realize hey, the Village maybe  
14 could be first in line to get that  
15 housing and build maximum density  
16 on it, maybe four units instead of  
17 what a developer might turn that  
18 property into.

19 The property nearby the Village,  
20 particularly what the Village  
21 already owns, yeah, I would like  
22 at it very, very seriously.  
23 Because it doesn't last, the multi  
24 broad range of kinds of people  
25 doing all kinds of things in a

2 place like this unless we really  
3 see that as what the real value  
4 is, diversity and history,  
5 environment, welded together with  
6 people who really understand the  
7 complexities of how do you save  
8 this, how do you make it work for  
9 real people? Thank you.

10 MAYOR STUESSI: Thank you.

11 DEPUTY MAYOR PHILLIPS: Thank  
12 you, Ellen.

13 MAYOR STUESSI: Is there  
14 anybody else in the audience that  
15 would like to speak on the subject  
16 of housing this evening?

17 MR. MACKEN: Can I just  
18 respond to, again, to something  
19 Manfred said, my neighbor?

20 MAYOR STUESSI: Sure.

21 MR. MACKEN: I just wanted to  
22 make -- I meant to say this  
23 earlier on, but one thing that  
24 might -- because there was a whole  
25 hullabaloo about Airbnb and short

2 term rentals and stuff, one thing  
3 you might consider in terms of  
4 incentives is that whoever -- when  
5 somebody converts a unit, that  
6 they agree to rent it to people  
7 who work in Greenport.

8 DEPUTY MAYOR PHILLIPS: Well,  
9 that's already one of the  
10 suggestions.

11 MR. MACKEN: Is that? So  
12 it's -- oh, it is? Okay.

13 DEPUTY MAYOR PHILLIPS: No,  
14 that's one of the suggestions that  
15 came out of the Code Committee, yes.

16 MR. MACKEN: I was wondering  
17 whether it was actually legal or  
18 not to do that. The other thing  
19 is that you might consider like a  
20 tax break for somebody agreeing to  
21 do that instead of doing -- you  
22 know, renting for higher rent to  
23 tourists or whatever.

24 I know that, you know, if we  
25 were able to rent our ADU, you

2 know, I mean it could -- almost  
3 all of my Social Security, now  
4 that I'm retired, payment goes  
5 towards -- every month goes  
6 towards taxes and insurance and  
7 utilities.

8 So I mean it really would help  
9 people like me and it would, you  
10 know, it would help to -- it's  
11 kind of a win/win thing, I think,  
12 to encourage -- to provide housing  
13 for people who really need it in  
14 the Greenport area. Okay, thank  
15 you.

16 MAYOR STUESSI: Thank you.  
17 We're going to talk a little bit  
18 more about ADU's later on this  
19 evening. But I think that's  
20 important because as many folks  
21 know, we are a naturally occurring  
22 retirement community and folks are  
23 aging here and many of them are  
24 leaving.

25 And if they have another way to



1  
2 potentially stay in their home by  
3 creating another rental and  
4 renting to maybe a village  
5 employee.

6 And I didn't say it earlier, but  
7 I will now, one of our Village  
8 employees who's housing insecure  
9 just found out that his apartment  
10 has been sold and he has until  
11 March, hasn't negotiated whether  
12 he's going to be able to extend or  
13 not with the new owner. That's a  
14 problem and, you know, your place  
15 might be the type of place that  
16 somebody like that can live in --

17 MR. MACKEN: That's good.

18 MAYOR STUESSI: -- if we  
19 approve it. You know, I think one  
20 of the things to think about, and  
21 again we'll talk about this a bit  
22 more later because there's been a  
23 lot of work from the Code  
24 Committee on it, is there's a lot  
25 of incentives from the state right

2 now for folks that might have an  
3 older, call it, small barn or  
4 whatever, their yard to do the  
5 conversion work as part of it.

6 And with our new rental code  
7 that we're looking at, you know,  
8 if you were to take any of these  
9 funds, it would need to be  
10 full-time annual rental, but we'll  
11 chat a bit more about that later.

12 Is there anybody else that like  
13 to chat on housing at the moment?

14 (No response.)

15 MAYOR STUESSI: Carol, can I  
16 call you up just to give the  
17 community a brief update on where  
18 you are on the Civics Group?  
19 Would you mind? It was mentioned  
20 in the newspaper and since you're  
21 here, I figured you ought to let  
22 us know the state of --

23 MS. LEIGH: Thank you. Thank  
24 you, right. I'm Carolyn Leigh  
25 (phonetic). I live at 512

2 Sterling Place in Greenport. And  
3 over the past nine months I've  
4 been working with a group of  
5 folks, actually a couple of them  
6 just spoke this evening. We have  
7 a board, we have bylaws, we are  
8 incorporated, and we're going to be  
9 launching our membership campaign  
10 in January.

11 So please look out for an e-mail  
12 or outreach from any of our board  
13 members or others in the community  
14 to join. It will be a very  
15 reasonable \$25, \$40, \$50 a year to  
16 become a member, a family member.  
17 And we're going to be holding  
18 regular sessions monthly,  
19 hopefully eventually, to be able  
20 to educate and engage everybody in  
21 what's going on right now and  
22 really to advocate for what we  
23 believe needs to be done and  
24 that's what we're talking about  
25 here tonight. So, thank you,

2 Kevin.

3 MAYOR STUESSI: Thank you.

4 MS. LEIGH: Appreciate the  
5 plug.

6 (Applause.)

7 MAYOR STUESSI: Before we get  
8 over to the Stirling Harbor  
9 dredging issue --

10 DEPUTY MAYOR PHILLIPS: I'm  
11 sorry, were you going to give us  
12 as a board --

13 MAYOR STUESSI: Yeah, that's  
14 what I was going to say. I was  
15 going to say before we get to the  
16 Stirling Harbor dredging issue, I  
17 was going to open it up to the  
18 Board if anybody would like to  
19 speak on the subject.

20 I know we're going to talk about  
21 ADU's a little bit further later  
22 on. And one of the great things  
23 about having Yan here is he's  
24 going to be able to help us with  
25 this survey of how many existing

2 ones do we have the in Village,  
3 which he's going to do a full  
4 survey on. Julia?

5 TRUSTEE ROBINS: Well, you  
6 know, I mean, I'm very optimistic.  
7 You know, there's a lot of  
8 enthusiasm here definitely.  
9 Michael Daly, I remember from you  
10 a couple of years ago talking  
11 about ubyism (phonetic). Is that  
12 your ubies (phonetic)?

13 MR. DALY: Uh-huh.

14 TRUSTEE ROBINS: Yeah. So,  
15 yeah, commitment I believe that  
16 probably the biggest obstacle to  
17 affordable housing out here is  
18 zoning, okay? If we don't relax  
19 the zoning and allow people to do  
20 more, I don't care what kind of a  
21 crisis we have, it's not going to  
22 happen. Okay?

23 I don't find the town to be that  
24 engaged in this process right now,  
25 you know? I wish they were taking

2 it more seriously. But I question  
3 how places like Harvest Pointe  
4 where they managed to develop 170  
5 housing units for seniors,  
6 high-end housing units, can get  
7 passed, you know, in a hamlet  
8 center, and, you know, a project  
9 like William Smiths got thrown in  
10 the trash basically. Personal  
11 investment and everything else,  
12 you know? Very disheartening.

13 Ellen, I think I bought the  
14 house next door to you years ago.  
15 I've been here a long time too.  
16 I've seen all sorts of changes in  
17 the Village right now. It's a  
18 different population here,  
19 different people, and, you know,  
20 the commitment is great. I hope  
21 that, you know, we can make  
22 something happen.

23 I -- Kevin, you're right. We  
24 are in a crisis at this point.  
25 That's why I started that housing

2 committee I did.

3 But I think that -- I think the  
4 key is zoning. We are going to  
5 have to have the courage, if you  
6 will, to relax our zoning. Okay?  
7 I mean, it's been a problem. It's  
8 been a problem on Long Island to  
9 be honest with you. It's like the  
10 development of Long Island back in  
11 1926 basically is the single  
12 family home. That's the model,  
13 you know? And it's just not going  
14 to work to take care of everybody  
15 that's here right now.

16 I personally dealt with one of  
17 our own village employees a couple  
18 of years ago that was going to  
19 become homeless and I managed to  
20 find a rental for him here in the  
21 village. It's a wonderful rental.  
22 He has a great relationship with  
23 the owners and -- but it was  
24 really scary. You know, and I  
25 went to bat, you know, and was

2 begging with the real estate  
3 agent. I said, this guy is for  
4 real. You've got to find him a  
5 place to live.

6 And I'm also a property manager.  
7 I manage properties for somebody  
8 who has clean, safe rentals. And  
9 he rents at, you know, a decent  
10 rate. He gives leases to  
11 everybody. He takes very good  
12 care of them because I'm the  
13 person that takes care of the  
14 properties for him.

15 So it's doable. It can take  
16 place. It's real. But it's going  
17 to take a lot of courage on the  
18 part of the community to kind of  
19 look inside their souls and say,  
20 het, you know, do we really want  
21 this? So that's it.

22 MAYOR STUESSI: Mary Bess?

23 DEPUTY MAYOR PHILLIPS: I'm  
24 going to take a different tact in  
25 that dealing with the Town of



1  
2 Southold, I think -- my feeling is  
3 there's a couple of things coming  
4 up. They'll be having their  
5 organizational meeting coming  
6 January 7th.

7 I think we, as a board, I do  
8 know that they reached out to us  
9 after our meeting asking for a  
10 liaison or suggestions who we  
11 thought, as a village board, we  
12 could get on some committees  
13 going. I think that is an  
14 important component to start  
15 working with them is to say, yes,  
16 we want to be on these committees.

17 I do know there was a discussion  
18 about the housing a the, I  
19 believe, their work session the  
20 other day. And in reaching out to  
21 both Anne Smith and to Jill  
22 Darghty (phonetic), they would  
23 welcome a Village representative.

24 I think that's what we need to  
25 push the supervisor to have

2 someone from the Village of  
3 Greenport become actively  
4 involved.

5 We were part of the original  
6 document that was created under  
7 the Housing Plan. I'm not sure if  
8 the IMA has been completed. To be  
9 honest with you, I kind of lost  
10 track of that. But it's money  
11 that we, as a village, are  
12 contributing. We should be part  
13 of it. We should be having some  
14 say into their decision making of  
15 how they develop the plan and how  
16 the spend the money so that the  
17 Village of Greenport property  
18 owners can obtain some of it.

19 I, of course, am deep into the  
20 code along with Tricia Hammes and  
21 John Saladino and Dina Gordan.  
22 ADU has been a topic that we'll  
23 discuss a little bit later, but my  
24 feeling is, is we need to continue  
25 pushing the Town of Southold to

1  
2 hear us, but it's going to take  
3 continuously reaching out to get  
4 the communication on.

5 I will have to say, being on the  
6 Transportation Commission -- and  
7 I'm sure Randy will agree with me,  
8 where is she -- that I am a pain  
9 in the her side of her programs at  
10 times, but I do agree that  
11 transportation -- part of the Town  
12 of Southold's comprehensive plan  
13 is dealing with improving  
14 transportation to reduce traffic.  
15 We do need to provide walking  
16 communities.

17 And hopefully some of those  
18 actions will press the local  
19 hamlets to start looking in the  
20 Southold Town zoning to change to  
21 create housing IDU or ie,  
22 apartments. But I am very strong  
23 in that we need to press the Town  
24 of Southold to work with us.

25 MAYOR STUESSI: We'll be

2 having another group meeting  
3 together soon, so...

4 DEPUTY MAYOR PHILLIPS: Okay,  
5 but as I said, the organizational  
6 meeting is January 7th. I think  
7 we need to start creating some  
8 type of correspondence back and  
9 forth of what committees we want  
10 Village representation on, and I  
11 think the housing one is  
12 important.

13 MAYOR STUESSI: Lily?

14 TRUSTEE DOUGHERTY-JOHNSON:  
15 No, I think that makes sense. I  
16 mean, I think we should look into  
17 all of these things. Like I think  
18 we should at McCann's; we should  
19 look at Clark's Beach. I  
20 understand what Randy is saying,  
21 but I also want to go to that  
22 beach like we used to be able to,  
23 and if we have housing there, it's  
24 a public beach, so we'll have  
25 access as well.

2 MAYOR STUESSI: It might,  
3 frankly, be a wonderful way to  
4 create public access by building,  
5 you know, 50 wonderful little  
6 units with a public garden and  
7 bike parking over there and  
8 everybody can use it. Right now  
9 it's empty with a chain link fence  
10 around it.

11 TRUSTEE DOUGHERTY-JOHNSON: I  
12 appreciate hearing everyone's  
13 thoughts. And then something that  
14 just like occurred to me as people  
15 were talking, is that we allow --  
16 if you have the means, right, you  
17 can have a guest cottage or a  
18 studio or a place where your  
19 teenagers hang out and play  
20 ping-pong, you know, right in your  
21 backyard in a separate building,  
22 but we aren't allowing people to  
23 give in those.

24 And, to me, that just seems like  
25 -- I can't think of good reasons

1  
2 why. So I do, I agree that we  
3 need to like allow the ones that  
4 are existing. And also, I mean,  
5 I'm sure there are many that  
6 aren't -- haven't been legally  
7 existing or, you know, whether  
8 it's Frank's that it kind of was  
9 for a while or it wasn't or people  
10 are just building things without  
11 -- or putting bathrooms in without  
12 having, you know, the permits to  
13 do it. But if it's an existing  
14 building, why not let people live  
15 in it? I think there's many other  
16 thoughts, but those are my main  
17 ones right now.

18 MAYOR STUESSI: Yeah, like I  
19 mentioned a moment ago, I think  
20 that's going to be something  
21 really interesting for the Code  
22 Committee to take a look at and  
23 our Board, when Yan does his  
24 survey of every single residence  
25 in the village is, how many of

2 these accessory buildings sit  
3 behind existing houses, and many  
4 of them have been there for, you  
5 know, 70, 80 years, whatever.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 Right. I mean, some of those  
8 already -- they do exist and they  
9 are legal, but then we're not  
10 allowing new ones. You know,  
11 because they're sort of already  
12 existed.

13 TRUSTEE ROBINS: I mean, you

14 know, the prefab, I mean, as far  
15 as I'm concerned, you know, it's  
16 the emergency housing that FEMA  
17 uses and stuff like that, very  
18 accessible, quick housing. You  
19 know, I know they're doing it in a  
20 lot of places in the country.  
21 They're doing it for veterans in  
22 places, you know, where they need  
23 housing quickly.

24 I just saw a modular unit go on  
25 a lot where there was a fire

1  
2 recently and, you know, it was  
3 there within less than a month of  
4 the fire and person has moved into  
5 it now. You know, it's temporary,  
6 but, you know, it could be made  
7 permanent, you know, if you built  
8 up a foundation underneath it and  
9 make it a mobile home. It's not  
10 in the Village. It's out of the  
11 Village, but...

12 MAYOR STUESSI: Yeah.

13 Patrick, thoughts?

14 TRUSTEE BRENNAN: Well, first  
15 of all, I think there was a lot of  
16 great comments from the audience  
17 tonight, very thoughtful,  
18 constructive comments. I do  
19 believe that zoning is the key. I  
20 don't exactly subscribe to the  
21 idea about loosening zoning.

22 I know zoning is too  
23 restrictive, but what I prefer to  
24 think about it how do we modify  
25 the zoning and this is the work



2 that the Code Committee has been  
3 very much involved in. How do we  
4 modify the zoning so that we have  
5 more opportunities for more  
6 affordable, for varied housing  
7 types? Zoning is absolutely the  
8 key, but enforcement is also  
9 important.

10 And we had one speaker tonight  
11 talked about loosening zoning and  
12 loosening enforcement. Really  
13 what we have to do is if we're  
14 going to loosen zoning or modify  
15 it, we need to increase  
16 enforcement at the same time.  
17 Right, because as zoning gets  
18 looser, enforcement has to get  
19 tighter. Otherwise we're not  
20 going to get the results that  
21 we're trying to accomplish here.  
22 Because people will exploit the  
23 opportunities to use these new  
24 units for -- maybe for market rate  
25 things when they were really --

2 what we're trying to solve is  
3 housing and some people look at  
4 this as a opportunity for making  
5 money.

6 So zoning is the key, but so is  
7 enforcement. And to do  
8 enforcement, we have to have the  
9 human resources in our Village  
10 Hall to do the enforcement because  
11 that falls on people who work for  
12 the Village. So we really have to  
13 get that part of the part of the  
14 equation built up while we bring  
15 these code changes on.

16 MAYOR STUESSI: Yeah, and one  
17 of the things Adam is going to  
18 talk about later is increasing  
19 fees become more parallel with a  
20 number of other places too.

21 TRUSTEE BRENNAN: Yeah, and  
22 that's a great initiative. The  
23 increasing of the fees is what's  
24 going to help allow the hiring --

25 MAYOR STUESSI: Yep.

2 TRUSTEE BRENNAN: -- and the  
3 paying of reasonable wages,  
4 competitive wages for sure, and  
5 getting the expertise that we  
6 need.

7 MAYOR STUESSI: Alright.  
8 Well, thank you, everybody, for  
9 attending on this subject in  
10 particular. It's beyond a crisis  
11 and we need to move and I, again,  
12 asked every single one of you out  
13 here to hold each one of us on  
14 this Board accountable and do same  
15 thing with our partners in the  
16 town because we're the ones who  
17 are going to be able to make these  
18 changes and help move things  
19 along. And we need to do it at a  
20 speed that moves faster than how  
21 government typically does because  
22 a crisis is that bad.

23 With that, I'm going to turn it  
24 over to Trustee Brennen who is, as  
25 I mentioned early, chair of our

2 Harbor Management Committee. We  
3 have seen increasing climate  
4 issues and shoaling at the mouth  
5 of Stirling Creek and a request  
6 from a number of folks led by Safe  
7 Harbor Marinas who is a tax payor  
8 in the Village together with --  
9 actually most of their operations  
10 of the town, but all the boats  
11 come through this little spits of  
12 water between some condos and  
13 Sandy Beach. So with that,  
14 Patrick, if you'd like to address  
15 the Board and the community. And  
16 this is in the packet for anybody  
17 that wants to read it. It's  
18 online and I believe the Board has  
19 all had a chance to read it.

20 TRUSTEE BRENNAN: Okay, thank  
21 you. Did it get online, Candace?

22 VILLAGE CLERK HALL: It was  
23 submitted. I --

24 TRUSTEE ROBINS: It's online.  
25 I read it.

2 TRUSTEE BRENNAN: It did?

3 TRUSTEE ROBINS: Well, I  
4 don't know. Maybe you sent it to  
5 us actually.

6 TRUSTEE BRENNAN: I sent it  
7 to you.

8 DEPUTY MAYOR PHILLIPS: He  
9 sent it to us. I don't think it's  
10 up there yet. Tomorrow morning it  
11 might be.

12 TRUSTEE BRENNAN: So if it's  
13 not online right now, hopefully  
14 you all can take a look at this  
15 tomorrow. I only completed this  
16 report yesterday, so it's  
17 understandable that it may not  
18 have been posted in time for our  
19 meeting. But I did send it  
20 directly to you all. I hope you  
21 had a chance to look at it. It's  
22 several pages, so I don't think I  
23 want to read this exactly.

24 MAYOR STUESSI: Yes.

25 TRUSTEE BRENNAN: But maybe

2 we can just kind of walk through  
3 it a little bit.

4 MAYOR STUESSI: Absolutely.

5 TRUSTEE BRENNAN: Does that  
6 make sense?

7 TRUSTEE ROBINS: Uh-huh.

8 TRUSTEE BRENNAN: So I  
9 started with an overview of the  
10 inlet, a little background. And  
11 some of you know a lot more than I  
12 do and some maybe less. So it's  
13 meant for all of us so we can all  
14 get up to speed own the situation.

15 So Stirling Basin is 60 acres  
16 within our 550-acre harbor and  
17 it's the most protected anchorage.  
18 It's ideal anchorage because it's  
19 got a soft bottom, it's protected  
20 and it had been dredged once to  
21 about an even eight feet of depth.

22 It's one of two original  
23 anchorages that was constructed  
24 for the village. That's the --  
25 Stirling Basin is the inner

2 anchorage and there was once an  
3 outer anchorage near the  
4 breakwater of Young's Point.

5 So right now, the inlet to the  
6 basin, which is the entrance  
7 between Sandy Beach and the end of  
8 Sterling Street -- Sterling  
9 Avenue, the terminus of Sterling  
10 Avenue. So that entrance is the  
11 issue at hand today. It's  
12 important that we make a  
13 distinction between what's the  
14 inlet and what is the channel.  
15 Because they mean, kind of,  
16 different things.

17 Right now, I think the public is  
18 very interested in dealing with  
19 addressing the narrowing of the  
20 inlet. And so what we have here  
21 is Sandy Beach belongs to the  
22 Village, it's zoned as a Park  
23 District, and that area is  
24 accreting sand. And basically  
25 it's Sandy Beach tends to grow and

1  
2 it moves in a westerly direction.  
3 So the inlet is narrowing and it's  
4 a natural shore on the Sandy Beach  
5 side and it's a hard bulkhead  
6 shore on the west side at the  
7 dinghy dock at the Sterling  
8 Avenue.

9 So as Sandy Beach continues to  
10 grow, it shoals in -- it's two  
11 problems that are related. It  
12 narrows the entrance, right? So  
13 we're physically constrained in  
14 the width of the entrance. But  
15 because it's a natural shoreline  
16 and this soil is at an angle of  
17 repose, it also shoals the  
18 entrance. So even though that  
19 entrance is quite deep on the  
20 western side, maybe 10, 11,  
21 12 feet, the eastern side is  
22 becoming less and less usable.

23 So historically that inlet there  
24 was part of a channel that the  
25 channel itself with a navigable



1  
2 depth of like 8 feet, was about  
3 100 feet wide at one point. If  
4 the channel is 100 feet wide, the  
5 opening was even wider. So that  
6 may have been -- I don't know the  
7 exact numbers. That may have been  
8 120, 150 feet at one point.

9 Right now -- actually as of  
10 yesterday, I measured the inlet at  
11 low tide and high tide. It's  
12 about 75 feet of width at low tide  
13 and 105 of width at high tide.  
14 But because of the, again, because  
15 Sandy Beach is at angle and the  
16 shoaling that's taken there --  
17 taken effect there, the usable  
18 width of the channel is about  
19 50 feet when you account for the  
20 fact that you can't navigate near  
21 Sandy Beach and we also have a  
22 pier line on the west side of  
23 harbor where we allow boats to tie  
24 up to docks there. So we have a  
25 useful width of about 50 feet and

1  
2 historically had been as wide as  
3 100 feet. So we've lost about  
4 50 percent of the width over a  
5 very long period of time.

6 The consequence of this is that  
7 it kind of creates a bottleneck  
8 right at the entrance to the  
9 channel. Now there are rules that  
10 govern how people navigate the  
11 channel. So this is taken into  
12 account by the Coast Guard and  
13 there's rules and rules of the  
14 road and right of way and such.

15 But it is getting to a point  
16 where it may be creating a hazard  
17 because we have two-way traffic  
18 there in the summertime. We have  
19 a lot of recreational boaters who  
20 are not necessarily the best  
21 navigators. So we have an intense  
22 amount of use in the summer from  
23 recreational boaters. A lot of  
24 those powerboats don't need the  
25 depth, but we also have sailboats

1  
2 in the Stirling Harbor and they  
3 have to avoid the Sandy Beach  
4 side.

5 And then year round, we have  
6 commercial traffic that goes  
7 through there. And the commercial  
8 traffic is really a whole variety  
9 of boat types from wide, shallow  
10 barges that the marine contractors  
11 use, to wide and deep commercial  
12 fishing vessels like Trustee  
13 Phillips has in her operation. So  
14 the width and depth there is  
15 critical for maintaining the  
16 commercial operators, marine  
17 contractors, aquaculture  
18 operators, and fishing boats.

19 Alright, so by way of some more  
20 background, that harbor where we  
21 call Greenport Harbor is or was a  
22 federal project. So our  
23 breakwater and the outer anchorage  
24 and the channel leading into  
25 Stirling Basin are all components

2 of a federal project -- excuse me?

3 DEPUTY MAYOR PHILLIPS: I'm  
4 sorry, federal waterway.

5 TRUSTEE BRENNAN: Federal  
6 waterway? And this began in the  
7 late 1800's, so I believe it's  
8 1894. And initially the  
9 breakwater was built to protect  
10 the harbor and then there was an  
11 outer anchorage created right in  
12 front of what we call Sandy Beach  
13 community or Beach Road. A  
14 channel was kind of dug out and  
15 straightened getting into the  
16 basin itself and then a large area  
17 of the basin was dredged to an  
18 even 8 feet of depth and that's  
19 where we have our Village mooring  
20 field right there.

21 I included in the packet, kind  
22 of a description of the federal  
23 project, and then I also  
24 diagrammed how the Village uses  
25 the inner anchorage for our own

2 mooring operations here. The  
3 Village operates a mooring field  
4 and they're -- the moorings are  
5 leased. The mooring field is  
6 split into two fields actually,  
7 there's an east and a west,  
8 they're both triangular. And  
9 there's a 100-foot wide fairway  
10 that maintained diagonally right  
11 through the mooring field to allow  
12 larger vessels to get to the, kind  
13 of, the north end of the basin.

14 It's interesting -- the federal  
15 project is interesting because the  
16 federal government built it. They  
17 identified that this was important  
18 to both Greenport and the larger  
19 region. And I included a little  
20 bit of that report in here.

21 Jane Ratsey Williams was able to  
22 produce this. It's really a  
23 fascinating document. I'll share  
24 the whole document with you if  
25 you're interested. But the

2 conclusions that were drawn in the  
3 report are very much relevant  
4 today.

5 The history of this has been  
6 that it was created by the federal  
7 project and then it's been dredged  
8 periodically in different ways  
9 over time. So the U.S. Army Corps  
10 of Engineers is supposed to be  
11 responsible for maintaining the  
12 federal channel into the basin.  
13 The data I had said that the Army  
14 Corps of Engineers last dredged it  
15 in 1976 and had done it prior in  
16 1959 and 1963. That's not the  
17 most up-to-date information  
18 probably. There was also of other  
19 dredging done around the Village  
20 by the Army Corps of Engineer, I  
21 think over by the railroad dock,  
22 in the 1980.

23 In 2009, the Army Corps did a  
24 survey of the entrance to our  
25 channel and they said that the

2 channel itself -- the channel is  
3 about a third of a mile long, but  
4 the last 400 feet -- what they  
5 call the last 400 feet is if  
6 you're approaching the inlet from  
7 the bay, as you're approaching the  
8 inlet, they identified that that  
9 has significantly shoaled up. And  
10 they took depth measurement  
11 readings and basically they  
12 identified that the depth of the  
13 inlet is a positive 1.7 feet.  
14 That means land, right? A  
15 positive 1. So instead of being 8  
16 feet deep, where the channel had  
17 been is now solid land. So that's  
18 where the sand has accreted to in  
19 one part of their survey.

20 So we know that through, kind  
21 of, casual observations, the sand  
22 accretes at Sandy Beach; it seems  
23 to be migrating westward. And I  
24 neglected to include this in the  
25 report, but we've had more recent

2 dredging and this was a project  
3 done in 2020 I believe. And there  
4 was a very limited dredging  
5 project done right on the tip of  
6 the peninsula at Sandy Beach to  
7 kind of dig a deposition hole and  
8 to pull back the sand and increase  
9 the width.

10 That's now four years old. That  
11 was done under a permit that the  
12 Village has for maintaining the  
13 inlet and we have a permit. I  
14 think it was initiated in 2019 and  
15 it runs until 2029. This is a DEC  
16 maintenance permit where we're  
17 allowed to maintain that inlet.

18 And when that was last done in  
19 2020, it was actually by done Safe  
20 Harbor. They contracted directly  
21 with the marine contractor and  
22 arranged that and they also funded  
23 it, they paid for it, using the  
24 village's permit for permission.

25 And since that time, its shoaled



2 back up. So this is a temporary  
3 measure. This kind of limited  
4 dredging project that was done  
5 with an excavator on the land.  
6 They just reached into the inlet  
7 and pulled back the sand and then  
8 deposited it just upland a little  
9 bit. This is probably a necessary  
10 thing that we should probably be  
11 doing about every two years.

12 I think at the time -- I'm not  
13 sure on the numbers -- I think it  
14 was about \$25,000 undertaking in  
15 2020. And I believe it took a day  
16 or two. It was kind of a quick  
17 in-and-out job. It certainly  
18 helped to widen the channel.  
19 That's something that this  
20 village, I believe, should be  
21 anticipating and trying to budget  
22 for so that we can do that  
23 periodically, again, maybe on a  
24 two-year cycle.

25 We also have to take kind of a

2 longer term strategy, and I think  
3 Trustee Phillips said this best.  
4 We need a short term solution or a  
5 long term strategy. And the short  
6 term solution is probably this  
7 periodic dredging from land. Long  
8 term, we need to make sure that  
9 our channel and our anchorages are  
10 maintained at the proper depth.

11 This is really an important  
12 issue for the village. The  
13 Stirling Basin has a whole variety  
14 of kind of commercial interests  
15 and residential homeowners there.  
16 And it's an important economic  
17 engine for our village. So our  
18 basin attracts a lot of tourists  
19 and it also is a hub of commercial  
20 activity between boatyards,  
21 marinas, shellfishing, and fishing  
22 operations, charter boats, all  
23 kinds of pleasure craft are in  
24 there, and the Village itself runs  
25 an enterprise in there. So we run

2 our mooring field, which we charge  
3 for. We also sort of -- well, we  
4 run the Baymen's Dock, which is a,  
5 sort of, a special opportunity for  
6 smaller scale fishing boats to  
7 rent slips directly from the  
8 village where they might not be  
9 able to afford them. We also --

10 MAYOR STUESSI: And we just  
11 spent a bunch of money to redo  
12 those docks for the first time.

13 TRUSTEE BRENNAN: So that's  
14 13 slips for vessels under a  
15 certain, I don't know, 30 feet.

16 DEPUTY MAYOR PHILLIPS: Yeah,  
17 smaller boats, small baymen.

18 TRUSTEE BRENNAN: We also  
19 have a dinghy dock that the  
20 village maintains and allows  
21 people to row from their boats  
22 that are moored over to Sterling  
23 Avenue so they can walk into town.  
24 And then we have Sandy Beach  
25 itself which we have zoned as a

1  
2 Park District. It's not really  
3 clear to me that we operate that  
4 as a park, but it is Village  
5 property.

6 I just want to want to point out  
7 that we have a lot of different  
8 land uses that I just touched on,  
9 but we also have several different  
10 enterprises. So within the  
11 Village, we have 17 single family  
12 homes on the basin. We have six  
13 parcels of two family. We have  
14 two commercial retail parcels,  
15 which is really Townsend Manor  
16 Resort. We have 15 parcels of  
17 waterfront commercial and these  
18 tend to be either boatyards, fish  
19 processing, or small private  
20 marinas. And we also have one  
21 parcel which is the Park District.

22 And then because the basin is  
23 only partially in the Village, the  
24 Town of Southold also has property  
25 that fronts on the basin.

2 Probably -- and I don't have clear  
3 numbers on this. Probably  
4 80 percent of the water area of  
5 the basin is within the Village,  
6 and maybe 15 or 20 percent of it  
7 is within the Town of Southold.

8 But the Town of Southold has  
9 marine use over there. So we have  
10 Safe Harbor. We have probably 15  
11 to 20 R-40 residential lots on the  
12 marina -- on the basin. We have  
13 R-80 zone, that's two-acre zoning  
14 lots. We have cemetery, St. Agnes  
15 Cemetery is on there. And they  
16 have -- Southold has what's called  
17 a town park, which is really the  
18 parking lot for our Baymen's Dock  
19 and also a boat up there.

20 And as far as enterprises go,  
21 we've got private small marinas,  
22 we've got fishing and aquaculture  
23 business, boatyards, marine  
24 railways, a hotel and resort, the  
25 yacht club; we have an acute care

2 community hospital with seven bays  
3 that also has a dock for  
4 emergencies. We have fish  
5 processing and wholesale fish.  
6 And the Village itself, I touched  
7 on, also operates several  
8 amenities in there.

9 My recommendation is, again,  
10 that we have a short term and a  
11 long term solution. The short  
12 term periodic maintenance, I think  
13 we need to find a way to budget  
14 this. It may require -- and I  
15 know we have a lot of things going  
16 on, all right? So like even  
17 tonight's meeting, there's a lot  
18 of other things that the Village  
19 is trying to accomplish. But I  
20 don't think the cost of the short  
21 term maintenance is out of reach.

22 We could develop a -- like a  
23 public/private partnership where  
24 people who are operating  
25 businesses on the basin could

2 contribute. I know that there's  
3 been some interest in that. As I  
4 disclosed at another meeting, I  
5 operate a business on Stirling  
6 Basin. I would be willing to  
7 contribute to the maintenance of  
8 the inlet if that's what we all  
9 decide to do and that's the way we  
10 go.

11 I kind of want to wrap up my  
12 report by reading two segments of  
13 the federal report from 1894  
14 because the comments they made  
15 then are completely relevant to  
16 what we're faced with today. So  
17 it's really interesting that  
18 nothing's really changed.

19 MAYOR STUESSI: Nothing and  
20 everything at the same time.

21 TRUSTEE BRENNAN: So this is  
22 in a letter from a General Lincoln  
23 Casey who was a Brigadier General  
24 in the Chief of Engineers for the  
25 Army 1894 and he's referring to

2 work that was done by another  
3 member of the Army Corp. He says:  
4 In the opinion of Colonel Robert,  
5 this locality is worthy of further  
6 improvement by the United States --

7 (Phone ringing.)

8 TRUSTEE BRENNAN: This  
9 locality is worthy of further  
10 improvement by the United States,  
11 with the object in view of  
12 deepening the anchorage ground in  
13 Sterling Basin and widening and  
14 deepening its approaches.

15 And then the conclusion of the  
16 report was done by the Honorable  
17 Henry A. Reeves of Greenport, New  
18 York, 1894 and he says: If  
19 effected, its results in the way  
20 of promoting the commercial and  
21 the material interests of  
22 Greenport and its vicinity would  
23 be certain and extensive,  
24 affecting the whole community  
25 besides letting impetus to the



2 local development of commerce on  
3 Peconic and Gardiners bays. In  
4 view of the foregoing statement,  
5 which I believe is a moderate one,  
6 much below the claims that might  
7 be urged, I respectfully submit  
8 that the proposed improvement is  
9 fully justified by the facts and  
10 conditions of the case and can not  
11 fail to yield a lasting return of  
12 benefit to general and local  
13 commerce far greater than any  
14 probable cost.

15 So great insight. It holds up  
16 today. Are there questions you  
17 all have about anything in the  
18 report or it's stuff your all  
19 familiar with?

20 MAYOR STUESSI: As it relates  
21 to longer term planning, I know  
22 one of the things we brought up in  
23 our joint meetings with the town  
24 as well and the prior supervisor  
25 and the current one was, you know,

2 climate resiliency and that jetty  
3 out there, which I'm forgetting  
4 the date, but --

5 DEPUTY MAYOR PHILLIPS: It  
6 was pretty much the same time,  
7 same date, 1894.

8 TRUSTEE BRENNAN: It's the  
9 same date. It's 1894.

10 MAYOR STUESSI: Which is  
11 terrifying when you think about,  
12 God forbid, you know, a storm of  
13 significance comes this way. And  
14 so I think we need to, again, make  
15 sure that we've got that on our  
16 longer term planning because --

17 TRUSTEE ROBINS: Were they  
18 using powerboats in 1894? I don't  
19 believe so.

20 DEPUTY MAYOR PHILLIPS: No,  
21 they were using --

22 TRUSTEE BRENNAN: Steam.

23 DEPUTY MAYOR PHILLIPS:  
24 Steam.

25 (Laughter.)

2 DEPUTY MAYOR PHILLIPS: I --  
3 you know, I have been saying this  
4 for a while and I go back to two  
5 people who I respect very much and  
6 one of them is Bill Claudio who  
7 has passed away and Michael Acebo  
8 who, since I've been a trustee and  
9 before that, keep telling me, Mary  
10 Bess, the jetty is sinking, it's  
11 deteriorating. It's time to do  
12 something.

13 And I think that's one of the  
14 projects that we need to include  
15 in moving forward in a long term  
16 fix of getting the Town of  
17 Southold on with us to press the  
18 Army Corps of Engineers. Because  
19 I happen to have a discussion with  
20 someone at the Army Corps of  
21 Engineers maybe a year ago and it  
22 has to be big enough project for  
23 them to even consider it because  
24 of all the other areas they have  
25 to do. And I just think that that

2 was just the wrong comment to say  
3 to me.

4 (Laughter.)

5 DEPUTY MAYOR PHILLIPS: So I  
6 think that that's something that  
7 is doable. I think Safe Harbor  
8 has generated the interest in Sean  
9 and his discussions. I know he  
10 and I, for full disclosure, have  
11 been discussion this for a year.  
12 And for full disclosure, yes, we  
13 are part of it and, yes, we'll  
14 pony up for some money.

15 MR. GILLIGAN: We've been  
16 discussing it for six years.

17 DEPUTY MAYOR PHILLIPS: I'm  
18 sorry, what?

19 MR. GILLIGAN: We've been  
20 discussing it for six years.

21 DEPUTY MAYOR PHILLIPS: Yes,  
22 we have, but I didn't really want  
23 to, you know --

24 TRUSTEE BRENNAN: It's been a  
25 topic for 130 years.

2 DEPUTY MAYOR PHILLIPS: Yes,  
3 that's true. It's the Village of  
4 Greenport. It stays the same, but  
5 it changes.

6 TRUSTEE ROBINS: But we have  
7 a timing commitment. Right now we  
8 have 12 days.

9 DEPUTY MAYOR PHILLIPS: We  
10 have December 31st, yes.

11 TRUSTEE ROBINS: Okay, so I  
12 mean, that's the urgency here and  
13 I think that we need to approach  
14 it that way.

15 MAYOR STUESSI: Well, we  
16 think we can get an extension on  
17 the work actually happening, but  
18 we need to make a decision as a  
19 Board immediately upon doing work  
20 and then, of course, to your  
21 point, it comes down to funding.  
22 And you made the point that Safe  
23 Harbor had funded it in totality  
24 last time and you're making a  
25 suggestion that it's possibly

1 shared somehow.

2 I'd be curious, I believe I  
3 read, you know, your breakdown  
4 anecdotally where do you think the  
5 percentages fall relative to total  
6 boat census that Safe Harbor has  
7 versus residential verses the  
8 other commercial tenants?  
9

10 TRUSTEE BRENNAN: You know, I  
11 didn't break it out that  
12 specifically. I think, again,  
13 that the basin is about 80 percent  
14 land area is in the Village and  
15 maybe 15 or 20 percent is in the  
16 Town of Southold. Safe Harbor is  
17 a big operator. They have a lot  
18 of slip. Probably 50 percent of  
19 those slips are out in the  
20 Village, you know, roughly  
21 speaking. They might know better,  
22 but studying the aerial  
23 photographs, it looks like they're  
24 about 50 percent Southold,  
25 50 percent Village.

1  
2           It's a little more difficult to  
3           count up all the other slips.  
4           There are other marina operators,  
5           they're just very small scale. So  
6           all along Sterling Street, the  
7           block or the properties that are  
8           zoned Waterfront Commercial and  
9           they operate all the marinas and  
10          come before this Board  
11          occasionally. And people use it  
12          in different ways. You know, like  
13          type of use the Townsend Manor  
14          might be different than another  
15          use. I'm not sure how to qualify,  
16          like how to make a pro rata, how  
17          to make a suggestion about pro  
18          rata cost sharing, except to say  
19          some of it's in Southold and we  
20          have a big difference in a scale  
21          of users, Safe Harbor being a  
22          larger operator, down to some of  
23          the smallest operators who have  
24          maybe six slips.

25                    TRUSTEE ROBINS: I have a

2 question for legal. So cost  
3 sharing is important, but, again,  
4 the situation we're in right now.  
5 Doesn't -- we own the riparian  
6 rights to that harbor, correct,  
7 Brian? Riparian rights, we own  
8 the harbor?

9 VILLAGE ATTORNEY STOLLAR:

10 I'm not certain of that.

11 TRUSTEE ROBINS: It's a

12 Village asset, no?

13 VILLAGE ATTORNEY STOLLAR:

14 No, I don't think so.

15 MR. GILLIGAN: You have a

16 lease with the Office of General  
17 Service of New York State.

18 VILLAGE ATTORNEY STOLLAR: So

19 we have what's called patent.

20 MR. GILLIGAN: For relief

21 only.

22 TRUSTEE BRENNAN: The State

23 of New York owns the bond.

24 TRUSTEE ROBINS: So if there

25 were an indent, a collision, of



2 two boats because of the channel,  
3 would we would liable? Would the  
4 Village be liable?

5 MAYOR STUESSI: Well, I think  
6 there's a lot of factors that play  
7 into that.

8 VILLAGE ATTORNEY STOLLAR:  
9 There's a lot more.

10 TRUSTEE ROBINS: No, I get it.

11 VILLAGE ATTORNEY STOLLAR:  
12 There's a lot more to that  
13 question.

14 TRUSTEE ROBINS: -- Maritime  
15 Law --

16 MAYOR STUESSI: I encourage  
17 us to look at a solution, not  
18 going down the rabbit hole of  
19 legal.

20 TRUSTEE ROBINS: I don't want  
21 to go there. I mean, I came here  
22 prepared tonight to vote yes,  
23 let's fund this and then we'll  
24 hash it out afterwards, you know?  
25 But considering we have 12 days

2 left, I mean, I think we have to  
3 apply a certain amount of urgency  
4 here, no?

5 TRUSTEE BRENNAN: I  
6 understand your point. You're  
7 talking about as a motivator to  
8 get something done here.

9 TRUSTEE ROBINS: Yes, yes.  
10 And, you know, the details can  
11 kind of be ironed out afterwards.

12 TRUSTEE BRENNAN: Yeah, I had  
13 several questions for counsel in  
14 the report that I'd like you to  
15 respond to at some point. One  
16 being the ownership of the  
17 accreting sand on Sandy Beach,  
18 which, I believe, belongs to the  
19 Village. So I think that's a New  
20 York State law if that answers  
21 your question about the rights.  
22 As land gets bigger, it belongs to  
23 the upland owner.

24 The bottom of the inlet is owned  
25 by New York State. There are

2 several areas around the perimeter  
3 of Sterling Basin that are  
4 privately owned. I touched on  
5 that a little bit in here, but  
6 it's very hard to determine the  
7 details of that.

8 DEPUTY MAYOR PHILLIPS: I  
9 think that really the bottom line  
10 here is that the Village is the  
11 permit holder for the actual  
12 dredging and the water quality and  
13 three permits that we need. I  
14 think that the biggest push,  
15 probably the most important  
16 resolution would be for us to  
17 authorize contacting the New York  
18 DEC and telling them that, you  
19 know, we're -- you know some  
20 contractor, a contractor, whoever  
21 it's going be, is going to try to  
22 do some type of work before the  
23 end of the year.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 Do we have a copy of the long

2 description or do we only have  
3 this short description of like the  
4 dredge hold, peninsula, channel...

5 TRUSTEE BRENNAN: I don't  
6 have it. I just have --

7 TRUSTEE DOUGHERTY-JOHNSON:  
8 Because I guess that's what I am a  
9 little unsure of. Like what  
10 exactly -- where does the permit  
11 allow us to dredge, only that  
12 small part that was done in 2020?

13 DEPUTY MAYOR PHILLIPS: It  
14 would be the same thing that was  
15 done before.

16 TRUSTEE ROBINS: I agree,  
17 every two years it probably should  
18 take place be butt in place and.

19 DEPUTY MAYOR PHILLIPS: Adds  
20 I said before we have -- we need  
21 to create a situation procuring it  
22 now since were on a deadline to  
23 December 31st. And then we need  
24 to take a long term look at it and  
25 work out the other issues.

2 But right now, the DEC because  
3 of the bird population there, the  
4 piping clover (sic), I do believe  
5 that's the one -- John Saladino,  
6 where are you? Did he run away?  
7 Which one is it that's over there  
8 that Mr. Tasker used to -- was it  
9 the turns.

10 MR. SALADINO: The Plovers.

11 DEPUTY MAYOR PHILLIPS: The  
12 clovers, okay. They're very  
13 strict with that and we need to  
14 get it done.

15 TRUSTEE BRENNAN: So I know  
16 the Mayor had reached -- had made  
17 efforts to reach out to DEC to try  
18 to get into a conversation about it.

19 MAYOR STUESSI: Yeah, it  
20 sounds like there's the  
21 possibility of potentially  
22 extending, but we just need to  
23 make a determination that we want  
24 to move forward and then we can  
25 work with them on that together

2 with potentially Safe Harbor. So  
3 the decision we need to make is  
4 who's going to contract the work.  
5 And I know there have been some  
6 separate conversations that you  
7 guys have had with some of the  
8 other operators around there  
9 including Safe Harbor.

10 I'd let Brian speak. I mean,  
11 the Village did this in the past.  
12 Safe Harbor actually did the work,  
13 contracted it. At that time the  
14 Village did not contribute, as I  
15 understand, Safe Harbor funded all  
16 of it themselves. If legal could  
17 speak. You told me earlier  
18 there's no issue with doing some  
19 sort of shared cost --

20 VILLAGE ATTORNEY STOLLAR:

21 No, you --

22 MAYOR STUESSI: -- and Safe  
23 Harbor could potentially do the  
24 work.

25 VILLAGE ATTORNEY STOLLAR:

2 Right. You would have to enter  
3 into a public/private partnership  
4 agreement that provides the  
5 details, but that is certainly  
6 possible.

7 TRUSTEE BRENNAN: Could you  
8 expand on that a little bit more,  
9 about what that might look like?  
10 Say there were other private  
11 entities that were going to  
12 contribute, how would that work?

13 VILLAGE ATTORNEY STOLLAR:  
14 They would become -- it's a  
15 partnership, so whoever is in, is  
16 in. I mean they put -- if other  
17 individual members or businesses  
18 want to participate as part of the  
19 partnership, sure, they could do  
20 it that way or they could just  
21 give money to whoever is going to  
22 be doing the work separately and  
23 as long as we, in the agreement,  
24 provide for the assignment of who  
25 will do the work, all of the

2 details of the work, that's the  
3 way it works out.

4 So, yes, we could have a number  
5 of different property owners who  
6 are affected by the issues as  
7 Trustee Brennan has outlined.  
8 They can all participate; some can  
9 participate; they can participate  
10 as members of the agreement or  
11 privately with whoever it is that  
12 we are contracting with to perform  
13 the work and/or provide the  
14 funding.

15 TRUSTEE BRENNAN: Is that  
16 something that could be put  
17 together quickly, this agreement?

18 VILLAGE ATTORNEY STOLLAR: It  
19 should -- if we have all the  
20 details, yes.

21 TRUSTEE BRENNAN: The details  
22 being just the scope of work and  
23 the people who are participating  
24 or what do you need to know?

25 VILLAGE ATTORNEY STOLLAR: We



2 need to know the amount of funding  
3 that's going to be coming in, the  
4 cost of the work, who's going to  
5 be performing the work, who's  
6 going to be responsibility,  
7 accountability, timelines,  
8 conflict resolution we'll add in  
9 there. Those kinds of provisions  
10 we need to incorporate into the  
11 agreement. But we can do it  
12 fairly quickly if the Board  
13 authorizes entering into an  
14 agreement to provide for this.

15 TRUSTEE ROBINS: And we are  
16 coming up on Christmas week.  
17 People are not going to be working  
18 part of that time as well.

19 VILLAGE ATTORNEY STOLLAR:  
20 Yes.

21 TRUSTEE ROBINS: So it's a  
22 pretty narrow window. I wouldn't  
23 even give it 12 days, you know?  
24 That's 12 calendar days.

25 DEPUTY MAYOR PHILLIPS: Well,

2 I'm sorry. I don't feel that I  
3 should be the one putting the  
4 resolution on the table. So I  
5 don't know how you feel about  
6 that, Patrick, but I think we  
7 should ask our other members to  
8 put something on.

9 MAYOR STUESSI: But we need  
10 to decide first what's the  
11 potential funding mechanism.

12 And, Sean, have you talked to  
13 Safe Harbor and do they have a  
14 potential estimate for this work?  
15 Because the last go around when  
16 the Board authorized Safe Harbor  
17 to do the work, Safe Harbor  
18 contracted it. Obviously that's  
19 going be at likely a lower cost  
20 because it's done by a private  
21 company versus the Village  
22 contradicting and paying  
23 prevailing wages, etcetera.

24 So in the interest of speed and  
25 potentially cost, it might make

2 sense --

3 DEPUTY MAYOR PHILLIPS: Was  
4 it twenty-four?

5 MAYOR STUESSI: What did you  
6 say, Mary Bess?

7 DEPUTY MAYOR PHILLIPS: I  
8 think 24,000 was what it cost.

9 TRUSTEE BRENNAN: Maybe we  
10 should ask Mr. Gilligan to come  
11 speak to us and then we can resume  
12 the conversation.

13 MAYOR STUESSI: Yes.

14 MR. GILLIGAN: I would be  
15 happy to.

16 MAYOR STUESSI: Thank you,  
17 Sean.

18 MR. GILLIGAN: Board, members  
19 of the public, Sean Gilligan. As  
20 was mentioned, I represent Safe  
21 Harbor Marinas. Yes, the -- well,  
22 why don't we just start with the  
23 questions. What would you like me  
24 to shed height on?

25 TRUSTEE BRENNAN: Do you have

2 a sense of what the private cost  
3 might -- have you looked into the  
4 cost for this year, what you think  
5 is needed?

6 MR. GILLIGAN: We have a  
7 current quote from Latham Sand and  
8 Gravel that is -- the Village owns  
9 property, the Village keeps a  
10 large barge, the largest or widest  
11 vessel in the harbor and I think  
12 also possibly the longest vessel  
13 in the harbor or very near to it,  
14 for \$24,000.

15 They're willing and able to get  
16 the work done before the new year  
17 within the permit. It would be  
18 requirement to notify the DEC to  
19 my knowledge. I would caution  
20 against assuming that any sort of  
21 extension would be provided by the  
22 DEC.

23 I just met with Safe Harbor's  
24 construction management team and  
25 that is something that in New York

2 has never been provided in the  
3 past for these protections. The  
4 reason for January 1st deadline is  
5 to protect winter flounder. It's  
6 a highly -- very highly protected  
7 species and there's, to my  
8 knowledge, never been any sort of  
9 consideration for extending a  
10 deadline for that.

11 MAYOR STUESSI: And so the  
12 24,000 would cover essentially the  
13 same work that was done prior  
14 time?

15 MR. GILLIGAN: Yeah, yeah.

16 MAYOR STUESSI: And how long  
17 are they anticipating that would  
18 take, a couple of days?

19 MR. GILLIGAN: It took two  
20 days last time. And I've spoken  
21 with John. He's aware of the  
22 effort and he needs it to be  
23 opened. I mean, he just came  
24 through with his barge, he told  
25 me, two weeks ago last week, and

2 he said the only reason he was  
3 able to get through is because  
4 there wasn't any boats on the dock  
5 adjacent. He's got, I think, a 80  
6 or 90-foot barge, 27-foot wide.  
7 Steve Clark is not in the room,  
8 but it's a big, big piece of  
9 equipment that's got to dock there  
10 on the west shore. And it's  
11 pushed by another vessel that ties  
12 up behind it with push bars that  
13 pushes behind it with a single  
14 screw, rudder about this big  
15 (indicating). It's not very  
16 movable.

17 And he's a big operator. He  
18 does a lot of work in the area.  
19 If he can't get to his dock, the  
20 it really devalues his property  
21 and I don't know where he would  
22 bring the barge to be honest with  
23 you.

24 TRUSTEE BRENNAN: So I read  
25 the petition that you put together

2 and I think the petition itself  
3 described the urgency. Is there  
4 something -- you've been listening  
5 to the Board conversation tonight.  
6 Is there something that you think  
7 we're missing or that you'd like  
8 to add to this.

9 MR. GILLIGAN: I would like  
10 to add simply that, and I've  
11 spoken to yourself and to Mary  
12 Bess and to all of the other  
13 business operators, I believe all  
14 of the business operators  
15 including Townsend Marina and  
16 everybody has offered to  
17 contribute in on way or the other.

18 I would like to see, at a  
19 minimum, the Village contribute 50  
20 percent. I think that would be  
21 fair, \$12,000. It's not a very  
22 big lift. I view this as a I  
23 don't think it can be argued as  
24 anything other than a Public Works  
25 projects. It's something that

benefits of the public. If you draw a parallel with the road down to -- you know, if the parking lot at Claudio's was down to single lane because the asphalt was crumbling, nobody would expect the businesses down there to contribute. They would be outraged and the road would get paved and that would just be that.

But my recommendation, since we at Safe Harbor are the biggest operator, if there's going to be a partnership, we should certainly contribute more than others. If the Village is able to contribute 50 percent of the cost, \$12,000, Safe Harbor could contribute 6, and the other various small enterprises could decide amongst themselves what percentage they might share of that. I think that would be an equitable solution.

And then hopefully we could get



2 this wrapped up this year.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Can I can ask a question, which is  
5 just, has something happened  
6 recently? Like why are we getting  
7 a petition and asked for this in  
8 December?

9 MR. GILLIGAN: October  
10 historically seems to be the month  
11 where the shoaling occurs rapidly.  
12 When this, in 2019, was a large  
13 topic of conversation, I got on  
14 the phone with the DEC engineer in  
15 assisting the Village to get the  
16 permit and they said, well, okay,  
17 this is -- whatever the width was.  
18 They can see through satellite,  
19 live satellite imagery, and travel  
20 back and forth in time. They  
21 said, oh, wow, yeah, you had three  
22 storms in October that moved the  
23 point in 25 feet or whatever it  
24 was at that time.

25 This has been a topic of

2 conversation for several Board  
3 members, like I say, for six  
4 years. It's a continuing topic of  
5 conversation. The harbor  
6 entrance, I don't have data  
7 because I didn't measure it when  
8 it wasn't a problem over the  
9 summer, but the harbor entrance  
10 has substantially narrowed since  
11 the close of boating season this  
12 year.

13 So anybody that was boating this  
14 year, I'd say, well, it wasn't so  
15 bad. It's worse. It's narrower  
16 now than it was in September  
17 because of those storms, for  
18 whatever reason. I don't know  
19 why, but the autumn seems to be  
20 the time when the shoaling occurs.

21 TRUSTEE BRENNAN: The scope  
22 of work that you're describing  
23 with Latham, is it for two days  
24 worth of work, a certain number of  
25 cubic yards, a certain distance

you're trying to accomplish.

MR. GILLIGAN: I think it would be to the permit, which I believe is 430 cubic yards. I'd have to review that or you certainly could confirm it. But it would be basically identical to what we did previously.

TRUSTEE BRENNAN: And what is your sense about the frequency of this work?

MR. GILLIGAN: I agree with you. I think two years is the right mark. I think two years and it should be noted that it would not be \$24,000 every two years. I mean, if it's done every couple of years, it would be substantially less than that, until such time that a larger, you know, more permanent solution is taken.

TRUSTEE BRENNAN: Thank you.

MAYOR STUESSI: Thank you.

MR. GILLIGAN: Thank you very

1  
2 much.

3 VILLAGE ATTORNEY STOLLAR: If  
4 I may, just on the percentage. If  
5 the Village funds it by 30 percent  
6 or more, it's subject to  
7 prevailing wages, which means  
8 we'll have to go through the  
9 Department of Labor and it will  
10 take a lot longer and the cost  
11 will be more than 24,000.

12 MR. GILLIGAN: Sounds like a  
13 30 percent split. Let's get it  
14 done.

15 MAYOR STUESSI: No, less, I  
16 think, is what he said.

17 TRUSTEE BRENNAN: 29.

18 MR. GILLIGAN: 29.9. I would  
19 just add also that the economic  
20 engine that Sterling Harbor is  
21 cannot be understated. Safe  
22 Harbor Marinas, we employ 26  
23 people year round. Well paid  
24 people that own homes, that  
25 several of them live in the

2 Village. It's a vital component  
3 of this Village. I've just -- I  
4 don't want to drone on, but I just  
5 talked a friend today who's down  
6 in the Caribbean, they run  
7 charters, and I was telling him  
8 about what was going on.

9 He has got an 80-foot boat that  
10 comes in. They run charters, they  
11 live on their boat, working  
12 people. They come into our marina  
13 for work. They rent some dock  
14 space from Eric Melrose. He told  
15 me about a harbor down in the  
16 Caribbean that got filled in and  
17 basically shut down the whole  
18 island and boatyards and fuel  
19 docks, you name it. Exact same  
20 scenario here. We don't need a  
21 pond. We need a harbor.

22 AUDIENCE MEMBER: Yes.

23 TRUSTEE DOUGHERTY-JOHNSON:

24 Is counsel going to advise us on  
25 the part about not requiring

2 wetlands review for Village-owned  
3 property?

4 MAYOR STUESSI: That's in the  
5 permit.

6 DEPUTY MAYOR PHILLIPS: That  
7 permit already exists.

8 TRUSTEE DOUGHERTY-JOHNSON:  
9 Okay. And we went through  
10 wetlands review in 2019? I'm  
11 talking about Patrick's --

12 VILLAGE ATTORNEY STOLLAR:  
13 You're talking about local,  
14 Village wetlands?

15 TRUSTEE DOUGHERTY-JOHNSON:  
16 Yes. Like usually in the past,  
17 the Village has not had like  
18 public comment, I guess, is what  
19 I'm saying.

20 TRUSTEE ROBINS: We don't  
21 need a wetlands permit to do our  
22 own work, do we?

23 VILLAGE ATTORNEY STOLLAR:  
24 No.

25 TRUSTEE DOUGHERTY-JOHNSON: I

2 understand that. What I'm saying  
3 is we hold the private -- if it  
4 was on private property, we would  
5 have a public hearing. And even  
6 if the Village hasn't done that in  
7 the past, it seems to me like, I  
8 don't know -- I'm mean, I've  
9 talked to people over the last  
10 couple weeks since this has come  
11 up, but I would love to hear from  
12 the public. And I saw the  
13 petition and I understand what  
14 everybody is saying about this has  
15 to get done and it should be  
16 regularly done. But to me, it  
17 feels very like to me pushed to do  
18 it in 12 days without getting  
19 public comment doesn't feel right  
20 to me.

21 MAYOR STUESSI: Well, we can  
22 take public comment now for sure.

23 AUDIENCE MEMBER: Can I  
24 speak?

25 TRUSTEE DOUGHERTY-JOHNSON:

2 But we haven't like had -- we  
3 haven't said we're having public  
4 comment.

5 TRUSTEE ROBINS: We're not  
6 going to have a public hearing on  
7 it, you know?

8 TRUSTEE DOUGHERTY-JOHNSON: I  
9 understand that. I'm just saying,  
10 I think that would be good  
11 practice in the future and that's  
12 something that I'd be happy to  
13 hear from the public. Yeah, sure.  
14 I know you already signed the  
15 petition, but go ahead.

16 AUDIENCE MEMBER: I did.

17 MAYOR STUESSI: Hold on a  
18 second. Go ahead, Patrick.

19 TRUSTEE BRENNAN: I think we  
20 could take comment, but I think we  
21 should finish our --

22 TRUSTEE DOUGHERTY-JOHNSON: I  
23 guess I was also wondering if  
24 there's a legal -- I mean, I  
25 understand you put it in there as



2 you wanted advise from counsel. I  
3 was asking if there's any advise  
4 from counsel.

5 TRUSTEE BRENNAN: Yeah, in  
6 conversation with our prior  
7 administrator Paul Palace, I had  
8 talked to him about these types of  
9 issues and his position, the way  
10 he explained it to me, is the  
11 Village didn't feel that they  
12 needed to permit their own  
13 projects because they're acting as  
14 both the permittor and permittee.  
15 And that was his take on it. Now,  
16 I understand what you're saying  
17 there's a public component to it  
18 as well.

19 TRUSTEE DOUGHERTY-JOHNSON:  
20 Yeah. I mean, the other thing is  
21 like, it is a public -- like I  
22 kayak through there. Should I pay  
23 into it? You know, like -- or I  
24 think there's just -- it is a  
25 public works. I understand that

2 it's also a huge economic thing  
3 for like business, but I do think  
4 it's used by everyone in lots of  
5 different ways. People use that  
6 beach up there, you know, it is a  
7 park.

8 DEPUTY MAYOR PHILLIPS: I  
9 think that in all honesty, we have  
10 an economic businesses within that  
11 area that are saying, listen, we  
12 realize that the funding is a  
13 problem. We're willing to put our  
14 dollars and cents.

15 This issue for Stirling Harbor,  
16 in all honesty, has been going on  
17 since 2009. It was going on in  
18 1997 when my husband and I  
19 purchased the property. They have  
20 dredged a couple of times and it  
21 has been where the Village has  
22 gone ahead and because the Village  
23 is responsible for it, it's  
24 similar to a roadway into a  
25 section of the Village of

Greenport.

I think it's time that we just move it forward at some point we can have discussion about how permitting is done within the Village. We've had the confusion when we had the firehouse as to whether we had to have permits. But in the meantime, it is a -- I cannot even bring the Illusion up there anymore because she hits the bottom and I will lose nozzles.

I've already had two shipyard bills because of the problem with Sterling -- that entrance shoaling up. Shipyard bills for me are \$10- \$12,000. I think that the offer that's coming from all of that community -- and we are a tight-knit community over there. We watch each other's docks; we watch each other's boats.

I think that we just need to get this done so that it continues.

2 And I'm sorry, that's my opinion  
3 and I am very strong on it. I've  
4 been strong on it since 2009.

5 MAYOR STUESSI: Do you have  
6 anything further, Patrick?

7 TRUSTEE BRENNAN: Well, I  
8 think that we need to discuss how  
9 the Village would fund it to the  
10 point -- to the extent that we're  
11 going to contribute as a Village,  
12 where does that money come from,  
13 right? So we haven't budgeted for  
14 it.

15 MAYOR STUESSI: Yeah, it's  
16 going to be a budget modification.

17 TRUSTEE BRENNAN: So it has  
18 to be a modification.

19 MAYOR STUESSI: And we all  
20 know we're in a budget crisis due  
21 to other problems we're dealing  
22 with too. So...

23 TRUSTEE BRENNAN: So I don't  
24 know if any thoughts has been put  
25 into that already. I know this

2 has probable on your radar for a  
3 little bit. Do you have any  
4 thoughts about what that  
5 modification would be?

6 VILLAGE TREASURER BRAUTIGAM:

7 Well, in my professional capacity,  
8 obviously I can't --

9 MAYOR STUESSI: It would be  
10 about \$8,000.

11 VILLAGE TREASURER BRAUTIGAM:

12 Correct. So based on the  
13 30 percent, I feel like that is a  
14 much lower number than we had  
15 originally anticipated.  
16 Therefore, based on the  
17 30 percent, I would initially try  
18 to find it within our existing  
19 budget. Perhaps in some  
20 miscellaneous spending lines where  
21 we have remaining funds within our  
22 budget. If not, a budget  
23 modification would be required to  
24 fund the 30 percent.

25 TRUSTEE BRENNAN: Okay.

2 VILLAGE ATTORNEY STOLLAR:

3 And if I might, I would point out  
4 that if you are going to authorize  
5 an expenditure, there has to  
6 already be an appropriation in  
7 place unless you're going to bond  
8 it.

9 So if that's the case and it's  
10 funding, you have to appropriate  
11 the funds before you authorize the  
12 expenditure.

13 MAYOR STUESSI: You're just  
14 saying sequentially two  
15 resolutions?

16 VILLAGE ATTORNEY STOLLAR:  
17 Uh-huh.

18 MAYOR STUESSI: That's easy  
19 to do.

20 TRUSTEE ROBINS: Well, the  
21 meeting not happening until  
22 January 2nd.

23 MAYOR STUESSI: No, we can do  
24 this tonight.

25 TRUSTEE ROBINS: Do this

2 tonight?

3 MAYOR STUESSI: Yeah, we have  
4 some other resolutions.

5 TRUSTEE BRENNAN: So we need  
6 a resolution to appropriate funds  
7 and then we need a resolution to  
8 enter an agreement to do the work  
9 and some type of public --

10 MAYOR STUESSI: Yeah, there's  
11 already an existing agreement that  
12 was done. So it would seem like  
13 the easiest thing to do would be  
14 for our attorney to modify that  
15 with whatever else needs to be  
16 done and execute it expeditiously  
17 between the two.

18 TRUSTEE BRENNAN: The  
19 agreement from 2020?

20 MAYOR STUESSI: Yeah, or  
21 start from scratch if it would be  
22 simple. I'd defer to counsel.  
23 I'm not suggesting it get reused.  
24 I would want you to review it.

25 VILLAGE ATTORNEY STOLLAR:

2 Right. If there's an agreement in  
3 place, yes, provide it to me and  
4 we'll use that and move forward  
5 with that. If there isn't, we'll  
6 start from scratch or I may have  
7 something similar in the office  
8 that we can work from.

9 But there are details we'll  
10 need. For instance, who are we  
11 contracting with? That's --

12 MAYOR STUESSI: We'll we're  
13 not --

14 DEPUTY MAYOR PHILLIPS: We  
15 not contracting --

16 MAYOR STUESSI: We'd just be  
17 writing a check to them. They  
18 would be doing all the work.

19 VILLAGE ATTORNEY STOLLAR:  
20 You'd have to enter into an  
21 agreement for them to perform the  
22 work. So whoever that entity will  
23 be, you need to have that  
24 information at a minimum.

25 MR. GILLIGAN: The nature of



2 the previous agreement that we had  
3 simply stated that Safe Harbor  
4 Marina had the permission to  
5 contract on their own behalf to do  
6 the entrance.

7 VILLAGE ATTORNEY STOLLAR:

8 And that's what it would be, but  
9 we'd have to authorize a  
10 particular entity, whoever that  
11 may be. If you want to call it  
12 Safe Harbor Marina, that's fine.  
13 But I need that entity name, that  
14 corporate name that the marina  
15 has.

16 TRUSTEE BRENNAN: Okay, I  
17 don't think we need to include  
18 that in the resolution though,  
19 right, tonight, before --

20 MAYOR STUESSI: No. You  
21 would be authorizing the Mayor to  
22 sign an agreement with Safe Harbor.

23 VILLAGE ATTORNEY STOLLAR:

24 With a Safe Harbor entity at a  
25 cost of not more than whatever

2 that 30 percent is.

3 MAYOR STUESSI: \$7,900.

4 VILLAGE ATTORNEY STOLLAR:

5 Right, for the Village and for  
6 Safe Harbor and for the entity to  
7 perform the work subject to  
8 approval as to form and substance  
9 of the agreement by the Village  
10 attorney.

11 MAYOR STUESSI: So before we  
12 take public comment, I mean, a  
13 couple things I just wanted to  
14 add. I've had a few residents  
15 come to me -- and, Sean, I know  
16 we've talked about this in the  
17 past. There's a fear from some of  
18 the community that Safe Harbor is  
19 going to be working to bring even  
20 larger boats in the basin.  
21 There's a number of residents back  
22 on the creek there that are  
23 concerned about that.

24 I know you've been in front of  
25 the Town, who has most of your

2 shorelines who look at changing  
3 around your docks and I believe at  
4 the public hearing the Village has  
5 in January --

6 MR. GILLIGAN: Correct.

7 MAYOR STUESSI: -- regarding  
8 that. This, in my mind, is an  
9 emergency thing that we need to  
10 look at. They're separate issues,  
11 but I think they also belong  
12 together. And, you know, there is  
13 a fear from a lot of folks of are  
14 marinas changing to a dramatic  
15 degree and seeing locals get  
16 kicked out of spots.

17 And so I would not be  
18 comfortable if I didn't bring that  
19 up as an issue. We've seen it in  
20 a number of other marinas that  
21 have been bought up in Cutchogue  
22 and you saw locals getting kicked  
23 out and boat sharing programs  
24 happening.

25 As it relates to the analogy of

2 the road, and I mean this with all  
3 respect, I feel like this is a bit  
4 of a different issue because you  
5 guys are a massive user of, you  
6 know, total number of boats census  
7 back there.

8 You're also a  
9 multibillion dollar real estate  
10 investment trust. And I know  
11 there's a lot of locals who work  
12 there and care about it, but, you  
13 know, in the future, I think we're  
14 going to need to figure out how to  
15 balance the needs and the uses.

16 And one of the things that the  
17 Village is at a distinct  
18 disadvantage of relative to  
19 founding of this project is the  
20 vast majority of your taxes are  
21 paid to the town because the vast  
22 majority your property is within  
23 the town. And so we get a very  
24 small percentage relative to the  
25 amount of traffic coming in and

1  
2 out.

3 TRUSTEE BRENNAN: That's --

4 MR. GILLIGAN: Would you like  
5 me to speak to any of that?

6 MAYOR STUESSI: Pardon me?

7 MR. GILLIGAN: Would you like  
8 me to speak to any of that?

9 MAYOR STUESSI: In a moment.  
10 I want to finish the Board  
11 discussion and then we'll take  
12 other public comment.

13 TRUSTEE BRENNAN: I think the  
14 town should definitely playing a  
15 role in this. I don't think  
16 that's something that's something  
17 we're going to --

18 MAYOR STUESSI: It's already  
19 happened --

20 TRUSTEE BRENNAN: It's not  
21 going to happen before the end of  
22 the year. But it's a very valid  
23 point. It's partially in the Town  
24 of Southold, large user. Largely  
25 in the Town of Southold, so they

should be contributing to this.

DEPUTY MAYOR PHILLIPS: It's part of the bigger --

TRUSTEE BRENNAN: They should be contributing to the maintenance dredging.

DEPUTY MAYOR PHILLIPS: Well, as I said, that's part of the short term solution and that's part of the discussion that needs to go on down the road with the Town of Southold, not only with the whole area. Because the borderline, the dockage for Safe Harbor is within the Village of Greenport and their water column is within the Village of Greenport, but their upland is in the Town of Southold.

But I also know that they work hand-in-hand with the Village of Greenport, as well as the Town of Southold, and I understand the Mayor's point. But I think that's

2 also part of the discussion that  
3 needs to come down, we start  
4 talking about permanent solutions  
5 to some of the issue that are  
6 causing, i.e., the jetty, and the  
7 sand going down along and clogging  
8 up on to the beach. So it's a  
9 discussion that we'll have to  
10 have, but not in this resolution.

11 MAYOR STUESSI: Alright, so  
12 we're going to take public  
13 comment. I see Mr. Saldino in the  
14 back has his hand up to speak.

15 MR. SALADINO: I would like  
16 to speak.

17 MAYOR STUESSI: Yes, please.  
18 Approach the podium, sir. Thank  
19 you.

20 MR. SALADINO: I didn't know  
21 I was signalling.

22 AUDIENCE MEMBER: You were  
23 probably stretching.

24 MR. SALADINO: John Saldino,  
25 6th Street. I'm just not sure why

2 the rush to judgment here tonight.

3 I hear a concerns from a of  
4 trustees, we got to get this done  
5 before January 1st because there's  
6 a -- the DEC puts a restriction on  
7 when can you dredge. And it's not  
8 about the plover, we know there  
9 hasn't been a flounder in  
10 Greenport, in my mind, in  
11 30 years.

12 But you are allowed to dredge --  
13 Sean, correct me if I'm wrong,  
14 after June 1st?

15 MR. GILLIGAN: Yes.

16 MR. SALADINO: So it's  
17 January 1st to June 1st?

18 MAYOR STUESSI: Correct.

19 MR. GILLIGAN: If you'd like --

20 MR. SALADINO: The  
21 overwhelming majority of the boat  
22 traffic happens after June 1st.  
23 So that offers ample time for the  
24 Village, Safe Harbor, the other  
25 entities in the creek, to come to



2 some kind of conclusion. My  
3 experience with these types of  
4 things when have you like 12 days  
5 to make a decision, for a lawyer  
6 to draft something, for two  
7 parties or three parties to come  
8 to an agreement about something,  
9 usually ends up with a very bad  
10 agreement.

11 You have from January 1st to  
12 June 1st to work out -- by all of  
13 our -- we all know, by testimony  
14 and from personal observation,  
15 that to dredge that portion of the  
16 inlet is only going to take two  
17 days. So if John Hocker goes  
18 there, Latham goes there on June  
19 2nd, by June 4th the project will  
20 be over.

21 The overwhelming amount of boat  
22 traffic happens after that. My  
23 experience from being in that  
24 creek at Safe Harbor for over --  
25 well, I'm not there no more, but

2 for 25 years is that 75 percent of  
3 the boats that use Safe Harbor  
4 Brewers, Donna Wexler, don't even  
5 go in the water before June 1st.

6 So, I mean, we're not talking  
7 about -- we're not talking about a  
8 line of boats waiting to get out  
9 of there, you know, on the first  
10 warm day of May. I think their  
11 season runs from May to October?

12 MR. GILLIGAN: On contracts.

13 MR. SALADINO: May to  
14 October.

15 MR. GILLIGAN: Boating season  
16 happens --

17 MR. SALADINO: So the  
18 contractors -- I don't want to get  
19 into a legal thing with him, you  
20 know, because he's looking to get  
21 some money from the Village. I'm  
22 not looking to spend any money.  
23 So we're kind of like on opposite  
24 sides of the coin here.

25 But as a boater, as a

2 environmentalist, I think the  
3 mouth of the creek should be  
4 dredged. I think it absolutely  
5 should be dredged. As a tax  
6 payer, I would like to see the  
7 revenue cost shared.

8 I think the best way to get the  
9 best agreement for everyone, for  
10 Safe Harbor, for the tax payers,  
11 to give Brian a chance to do  
12 whatever he does with this thing,  
13 is not to try to create a document  
14 tonight. Christmas is in 4 or  
15 5 days. New Year's is in 10 days  
16 or 12 days. I don't think we need  
17 to rush the judgment here. Nobody  
18 is going to -- nobody -- Sterling  
19 Creek is not going to be a high  
20 traffic area now or tomorrow or  
21 three months from now or four  
22 months from now. The Village  
23 Board has time to do this right.  
24 You can do it right or you can,  
25 you can create a document that

2 may -- I don't know. But I just  
3 don't see the pressing need now.

4 As far as, you know, if tomorrow  
5 was the -- if tomorrow was the 4th  
6 of July and you had to get this  
7 done by tomorrow, then, yeah,  
8 because they'll be a lot of boats  
9 in the creek on the 4th of July.  
10 Half those moorings -- 90 percent  
11 of those moorings won't be  
12 occupied by June 1st. And I'm  
13 guessing; 50 percent, 60 percent  
14 of the slips at Safe Harbor won't  
15 be occupied by June 1st. And if  
16 they're not occupied, if the boats  
17 are still on the hard, there's  
18 nobody in the creek fighting to  
19 get in and out of Sterling Creek.

20 And I'm glad you mentioned that.  
21 A lot of the perceived danger  
22 going in and out of the harbor,  
23 unless you're a guy with an  
24 80-foot barge or a 70-foot  
25 dragger, troller, a lot of the

perceived danger is because guys,  
a lot of times, just don't know  
how to run a boat. They're  
afraid.

The other thing I would mention  
is when it comes to a perceived  
hazard and a perceived danger  
coming in and out of the creek,  
the Village has a peering dock  
line. I talked to Mary Bess about  
this. I wasn't going to bring it  
up, but I'm gonna.

The Village has a peering dock  
line and it was always part of the  
agreement, any time a wetlands  
permit was issued, it was always  
that you wouldn't go beyond, no  
dolphin, no pilings, no docks  
would be beyond the peering dock  
line. Over the past few years,  
that's kind of been ignored.

If you look at a photograph of  
the mouth of Sterling Creek,  
there's a private marina there.

2 The bulkhead for 123 Sterling is  
3 the peering dock line. Years ago  
4 when he went to rebuilt that  
5 bulkhead, the CAC made  
6 recommendation -- to a previous  
7 Board, I guess, but there are two  
8 members of the previous Board here  
9 -- that no boat be allowed to moor  
10 or dock on the outside of that  
11 dock. At that time the Village  
12 Board decided they didn't want to  
13 take that recommendation.

14 Every wetlands permit in my  
15 tenure, the 16 years that I was on  
16 the CAC, the recommendation always  
17 was that no construction would be  
18 allowed to go past the peering  
19 dock lines; no dolphins, no  
20 pilings, no docks. And no boat  
21 would be allowed to dock on the  
22 outside of that.

23 So now we hear that it's  
24 dangerous to go inside of Sterling  
25 Creek because it's narrow. Has is

1  
2 gotten narrow? Yeah, I guess it  
3 has. But because of the private  
4 marina that's at the mouth of the  
5 creek, it's become increasingly  
6 hazardous.

7 If that private marina operator  
8 wasn't allowed to put those  
9 boats -- and, again, if you look  
10 at photographs, there are boats  
11 that are 30 or 40 feet intruding  
12 into the federal navigation  
13 channel passed the peering dock  
14 line. So the combination of the  
15 shoaling and marina operators  
16 taking the advantage, putting  
17 bigger boats that they're really  
18 entitled to have in those slips --  
19 in those slips -- I guess what I'm  
20 saying is there's actual danger  
21 and there's perceived danger.

22 If people followed the rules,  
23 the actual danger would be reduced  
24 considerably. So -- but, again,  
25 we don't have to do it tonight.

2 You can kick it around with the  
3 attorney. You can kick it around  
4 among yourself. You have six  
5 months to come up with an  
6 agreement and to rush into an  
7 agreement usually doesn't make for  
8 a good agreement. You know, when  
9 there's a gun to your head, it  
10 usually doesn't make for a good  
11 deal. So that's kind of like my  
12 opinion. Thanks for listening.

13 MAYOR STUESSI: That's, sir.

14 Mr. Coro, I saw your hand up state  
15 your name and address for the  
16 record as you entered.

17 MR. CORSO: Joe Corso; 4  
18 Sandy Beach Road, Greenport. I do  
19 have to disagree somewhat with  
20 Mr. Saladino.

21 MR. SALADINO: Of course.

22 MR. CORSO: Being on the  
23 beach there this year alone -- and  
24 there's no rhyme or reason to the  
25 timing of when this happened.



2 There's been three boats already  
3 that have already hit the inlet,  
4 they've hit the beach.

5 And it -- one of them was a big  
6 boat and, granted, a lot of the  
7 boat owners don't follow the  
8 rules. They're new boat owners or  
9 they're just in a rush to get  
10 somewhere and there was one -- it  
11 just bottled up that inlet. You  
12 know, there were boats backed up  
13 trying to get out, coming back in  
14 again, and that just creates a  
15 much bigger hazard.

16 As opposed to the boats docking  
17 on the 123 bulkhead. There have  
18 been no boats really being docked  
19 there. And the way it's shoaling,  
20 is the shoal comes out and it's  
21 actually -- it's almost like a  
22 whirlpool effect because it's not  
23 shoaling inwards towards the bay,  
24 it's shoaling outwards. And I go  
25 through there on my paddle board,

2 high tide, low tide.

3 And, you know, if you have an  
4 opportunity right now -- I know  
5 the money is an issue and all  
6 that, but if Safe Harbor is  
7 contributing and a lot of the  
8 other commercial entities, \$6,000  
9 for the Village can't be -- it's  
10 not going to break the bank, you  
11 know, and now is the time --

12 MAYOR STUESSI: Are we down  
13 to 6,000 now? Get us down to --

14 MR. GILLIGAN: You're a hell  
15 of a negotiator, Joe.

16 MAYOR STUESSI: Do I hear  
17 four?

18 (Laughter.)

19 MAYOR STUESSI: We're going  
20 to do 13 million in Village  
21 revenue this year. How much did  
22 Safe Harbor in some communities  
23 do?

24 MR. CORSO: And just one  
25 other thing. And I know we bought

1  
2 our cottage there in 1989, and  
3 they did do a major dredging there  
4 probably within five years after  
5 we moved in there. And there was  
6 concerns about where to put  
7 spoils. And it went up on to the  
8 point and within a year everything  
9 had grown back up again -- and  
10 again, I think the long term  
11 problem is going to be the tougher  
12 nut to accomplish.

13 You're going to have to do every  
14 two years. Because the way -- you  
15 know, when we were first there,  
16 there was a big point, all the way  
17 going back to the jetty, there was  
18 a cut almost there, you know,  
19 going -- heading east. Now that  
20 has filled in and as that's filled  
21 in and come along to where the  
22 cottages are, there are some  
23 points of the bulkhead where the  
24 sand has built up almost to the  
25 top of the bulkhead and that's

2 what shoaling all the way down.

3 So it's kind of a whirlpool effect  
4 going on there.

5 So personally I think, you know,  
6 if -- you do it when there's not a  
7 lot of boat traffic. Because you  
8 have you sailboats. I mean, what  
9 are those around Gardiners Island  
10 whatever. There's like 40, 50, 60  
11 sailboats coming in there at the  
12 end of September, you know, and  
13 they're going in -- they're coming  
14 into the marina or they're coming  
15 into the harbor.

16 So, you know, just personal  
17 observations. It's you know, it's  
18 always going to be a hazard, even  
19 in the off season you have to  
20 worry about boats. And as far as  
21 like -- I just don't see big boats  
22 coming in there. You know, I'm  
23 not a marina owner.

24 All I'm thinking about is what  
25 Strongs Marina is going through.

2 Now they're trying to bring big  
3 boats in there for a different  
4 type of an operation.

5 You know, I just think now there  
6 is this opportunity to do it, it's  
7 only going to take two days. You  
8 guys will figure out where the  
9 money's coming from. So just  
10 personal observation. It is a  
11 hazard. They are running up on  
12 that point right now.

13 MAYOR STUESSI: Thank you. I  
14 see your hand up? No?

15 AUDIENCE MEMBER: When did  
16 you say that was dredged the last,  
17 how long ago?

18 MAYOR STUESSI: If you'd like  
19 to speak, you're going to need to  
20 come to the podium, please.

21 AUDIENCE MEMBER: Oh. It was  
22 just a question, that's all. I  
23 was just curious if this was the  
24 first time it's ever been dredged  
25 or...

2 TRUSTEE DOUGHERTY-JOHNSON: 2020.

3 MAYOR STUESSI: Was there  
4 anybody else from the public that  
5 wanted to speak before Sean from  
6 Safe Harbor got up?

7 AUDIENCE MEMBER: Sorry.

8 MR. GILLIGAN: Hello again.  
9 To address a couple of concerns.  
10 First of all, we're talking about  
11 \$8,000. I'm not here quibble  
12 about \$8,000. This is a simple,  
13 inexpensive public works project  
14 that benefits not just Safe Harbor  
15 Marinas, but an enormous amount of  
16 tax payers that are within the  
17 Village of Greenport. The  
18 property values alone for the  
19 homes that are on the west side of  
20 the basin that are within Village  
21 far exceed the revenue of Safe  
22 Harbor Marina.

23 You mentioned the Village did  
24 about \$13 million. We're a  
25 two-and-a-half million dollar

1  
2 business. That's our net revenue  
3 in round numbers. If, in order to  
4 get it done, we need to pay for it  
5 in it's entirety again, we will do  
6 that. Not a question. We can say  
7 yes right now. I'm not here to  
8 quibble about a couple thousand  
9 dollars.

10 It's a shameful, shameful  
11 failure upon our leadership for  
12 that to occur. And I'm sorry if  
13 you find that offensive. I have a  
14 lot of respect for the five of  
15 you. You contribute a great  
16 amount of your time. It's a  
17 shameful failure for the federal  
18 government, the state government.  
19 The county has a dredging program  
20 on the North Shore.

21 And this has been a topic of  
22 conversation. It's been known  
23 about. It's been done before.  
24 We're playing repeat. It's not  
25 last minute. John, I'm sorry. We

2 did the exact same thing on the  
3 exact same timeframe five years  
4 ago. It's frustrating. If it's  
5 fact of life, it's a fact of life.  
6 Let's just get it done. If you'd  
7 like to pass a resolution and say  
8 Safe Harbor is going to do the  
9 entire operation now, we'll pay  
10 for the whole thing. Not a  
11 problem. Now I do want to --

12 MR. SALADINO: I vote yes.

13 MR. GILLIGAN: Sorry?

14 MR. SALADINO: I vote yes.

15 (Laughter.)

16 MR. GILLIGAN: Thank you. I  
17 do want to acknowledge, Kevin,  
18 your statement earlier. We are  
19 going in front of the Village  
20 Board. We just recently submitted  
21 application to the town to change  
22 some -- to reconfigure some docks  
23 at Stirling Harbor Marina.

24 A large portion of the slips at  
25 Sterling Harbor Marina -- well,



2 it's not a large portion of our  
3 slips, but we are looking to  
4 adjust our business to the  
5 changing boating environment.

6 Sterling Harbor Marina is almost  
7 entirely filled with boats owned  
8 by people who don't live in the  
9 Village, who don't live in the  
10 town, who don't live in the  
11 county, in same way it has been  
12 for 60 years. There are boaters  
13 that have come from Connecticut.  
14 And we have customers that come  
15 from Connecticut for 50 years  
16 they've been going to Sterling  
17 Harbor Marina.

18 So this attention that I'm  
19 focused on doing, this maintenance  
20 dredging for Sterling Harbor  
21 entrance has nothing to do -- I  
22 know it probably looking bad to  
23 the general public. It's  
24 unrelated to our effort to bring  
25 in bigger boats to adjust our

2 business.

3 We have no expectation of  
4 removing boats for anybody that  
5 lives locally. When we do that,  
6 it's a whole different  
7 conversation. Right now we have  
8 boats on land that I'd really like  
9 to be able to get out of the basin  
10 and put them in the water in the  
11 springtime and not have to wait  
12 until June to do it.

13 We have a boat that's owned by  
14 the Sterling Foundation. It's a  
15 70-foot, 11-foot deep boat. They  
16 spent -- it's a nonprofit. They  
17 spend the summer running free  
18 charters for veterans, for kids,  
19 all kinds of really good, solid  
20 use, funded by Hunt Lawrence, a  
21 person who's been wonderful for  
22 boating. I'd really like that  
23 boat to be able to leave when we  
24 put it in the water. And it's not  
25 going to wait until June. It

2 can't wait until June. They have  
3 commitments before then. It's not  
4 a wait and see what happens in the  
5 spring when we have time.

6 So please, let's just do what's  
7 reasonable. It's unreasonable  
8 that we're here the week before  
9 Christmas again, five years later,  
10 Mary Bess and I, talking about the  
11 same conversation. And if we need  
12 to enter an agreement that Safe  
13 Harbor is going to open the --  
14 keep the maintenance dredging  
15 program going into perpetuity,  
16 I'll do that.

17 We have a business to run. We  
18 do not use -- Safe Harbor Marinas  
19 does not use the harbor entrance.  
20 We don't use it at all. The  
21 people who bring their boats to us  
22 do. Okay? And those will people  
23 who live all over Shelter Island,  
24 East Hampton, Sag Harbor,  
25 Greenport, all over the place.

2 So, please, Board, I beg you to  
3 do what's reasonable. Let's get  
4 something done here tonight if we  
5 can.

6 MAYOR STUESSI: Thank you.  
7 And I will state -- Joe, you  
8 mentioned -- or Lilly, that nobody  
9 goes out in the park there. I  
10 often am out there. And to your  
11 point, Sean, it has -- what's  
12 that?

13 TRUSTEE DOUGHERTY-JOHNSON: I  
14 didn't say no one does.

15 MAYOR STUESSI: Well,  
16 somebody did. I'm forgetting.  
17 But it has dramatically increased  
18 over the last couple of months  
19 since October. I do often ride my  
20 bike and eat lunch over there and  
21 it's pretty shocking what's  
22 happened in the last 60, 90 days.  
23 Is there any --

24 TRUSTEE ROBINS: I go there  
25 almost every day too and I see the

2 same thing. The other night I  
3 couldn't believe it. It's almost  
4 like you could reach out and touch  
5 the other shore.

6 MAYOR STUESSI: Yeah. Is  
7 there anybody else from the public  
8 that would like to speak on this  
9 this evening?

10 (No response.)

11 MAYOR STUESSI: So what is  
12 the consensus from the Board and  
13 then we have a resolution later?  
14 Is the consensus from the Board to  
15 move this forward tonight or...

16 TRUSTEE ROBINS: I vote to  
17 move it forward tonight.

18 TRUSTEE DOUGHERTY-JOHNSON: I  
19 don't have a problem moving it  
20 forward tonight. I would like to  
21 see the long term solution like  
22 really talked about it so that we  
23 don't do this again in five years  
24 or two --

25 MAYOR STUESSI: Well, I think

2 if you read Patrick's report --  
3 and if it's not yet online, it's  
4 going to be on tomorrow. He was  
5 very thoughtful about it. And as  
6 chair of the committee, he's going  
7 to be working on this, as will all  
8 of us, and it's not going to fall  
9 by the wayside. And we're going  
10 to need to work with the county,  
11 the town, and the federal  
12 government. God willing, they  
13 reopen after they shut down  
14 tomorrow night. That's another  
15 story.

16 MR. GILLIGAN: I wanted --

17 MAYOR STUESSI: No, no.

18 Let's move this on. You got a win  
19 here. Let's move it forward. So  
20 we'll have a resolutions later  
21 tonight. I think the only thing,  
22 Brian, we're going to need to be  
23 careful with --

24 VILLAGE ATTORNEY STOLLAR:

25 You're good.

2 MAYOR STUESSI: -- is a  
3 dollar figure and then a  
4 percentage that under no  
5 circumstance it should be more  
6 than 29 percent.

7 AUDIENCE MEMBER: He just  
8 said he'd pay for it.

9 MAYOR STUESSI: We'll have  
10 that discussion a little bit  
11 later.

12 Candace, clerk's report?

13 VILLAGE CLERK HALL: Okay.  
14 So first up on my report, I have a  
15 several or a few resolutions.

16 The first resolution adopting  
17 the attached proposal -- proposed  
18 policy for payment plans for the  
19 Village of Greenport electric  
20 utilities.

21 The next resolution I have is a  
22 resolution approving the issuance  
23 of a request for proposals for the  
24 management of the Mccann  
25 Campground for the 2025 season.

2 Excuse me, there's a typo here.

3 And directing myself to notice the  
4 request for proposals accordingly.

5 The next step, I have resolution  
6 accepting the attached service  
7 agreement submitted by  
8 Garratt-Callahan Company for the  
9 provision of a water treatment  
10 chemical program and service  
11 therefore and authorizing Mayor  
12 Stuessi to sign the service  
13 agreement with Garratt-Callahan  
14 Company.

15 The next resolution I have is  
16 approving the application for  
17 membership for John Gouveia to the  
18 Rescue Squad at the Greenport Fire  
19 Department as approved by the  
20 Village of Greenport Fire  
21 Department Board of Wardens at the  
22 November 20, 2024 meeting.

23 As mentioned earlier by Chief  
24 Albie, I was handed off a few new  
25 membership applications that will



2 be included at the January 2nd  
3 Regular Session meeting.

4 The first one is for Jeffery  
5 Schroder (phonetic). The next one  
6 is for Carmine Antonel (phonetic).  
7 And then the last one I have is  
8 for Ryan Bagleube (phonetic).  
9 Again, those will be included for  
10 the Regular Session Meeting.

11 Next up I have, a few public  
12 assembly applications were  
13 received this month. The first  
14 public assembly application was  
15 received from Amie Sponza on  
16 behalf of Northeast Stage to host  
17 the annual Shakespeare in the  
18 Park. This year they're going to  
19 be -- or next summer rather,  
20 they're going to be doing Othello.  
21 The applicant is requesting the  
22 use of Mitchell Park on July 25th  
23 through July 27, 2025 from 7:00 to  
24 9:00 p.m. This applicant did also  
25 request a waiver of the

2 application fee.

3 The next public assembly  
4 application I received is from  
5 Paul Livesey on behalf of the  
6 Greenport Farmers' Market to host  
7 the farmers' market in Mitchell  
8 Park next summer. The applicant  
9 is requesting to host the weekly  
10 farmers' market on Fridays  
11 beginning May 23, 2025 through  
12 October 10, 2025. The applicant  
13 has also requested a waiver of the  
14 of the alcohol prohibition during  
15 the duration of the farmers'  
16 market. An additional public  
17 assembly application --

18 MAYOR STUESSI: Pardon me.  
19 Can I interject for a second?  
20 Just to be clear to the public,  
21 this is for the sampling, just  
22 like they did in the past year,  
23 correct?

24 VILLAGE CLERK HALL: Correct,  
25 yeah. The next application I

2 received is not on my report  
3 because it was received, I  
4 believe, on Monday while I was  
5 out. But it was sent out to the  
6 Board and I'm hoping to add this  
7 if the Board sees fit, to add this  
8 for approval. The reason that  
9 this is not being pushed back for  
10 the January meeting is because  
11 this applicant is looking to host  
12 the event on January 11, 2025.

13 MAYOR STUESSI: This is the  
14 Women's March?

15 VILLAGE CLERK HALL: Yeah.  
16 So this application is from the --  
17 from Randy Wade on behalf of the  
18 Unitarian Universalist Church of  
19 Southold. They are looking to  
20 host a rally in Mitchell's Park in  
21 support of the Washington D.C.  
22 Women's March. This rally would  
23 take place from 1:00 to 2:00 p.m.,  
24 again, on January 11, 2025.

25 Next up, I just keep a running

2 list of contracts that the Mayor  
3 signed over the month. This month  
4 we have the annual tree and stump  
5 removal bid contract was signed.  
6 I did hear from them. The  
7 contract that the Mayor  
8 countersigned was sent back to  
9 them. We're expecting them to  
10 start either tomorrow or Monday.

11 Next up there are a few legal  
12 notices that were published over  
13 the last month. Three  
14 wetlands permit -- I'm sorry, two  
15 wetlands applications were  
16 received, and then another request  
17 for a zone change submitted by the  
18 Greenporter Hotel. All three of  
19 those, again, are public hearings  
20 that will take place on  
21 January 2nd at the regular  
22 scheduled meeting or the regular  
23 meeting.

24 And then I have a few  
25 announcements here. So, again, as

2 mentioned, the December Regular  
3 Session meeting has been pushed  
4 back to January 2, 2025. It will  
5 take place right here at the  
6 firehouse at 6:00 p.m.

7 The Village annual menorah  
8 lighting will be held at Mitchell  
9 Park on December 29, 2024, at  
10 5:00 p.m.

11 Village Hall will be closed on  
12 December 25, 2024 and January 1,  
13 2025.

14 Village Hall will close at noon  
15 on December 24th and on  
16 January 31, 2024.

17 I have just in a Village  
18 election announcement or just  
19 continued updates. For potential  
20 candidates or candidates seeking  
21 to be a part of the Village  
22 election, signatures for the  
23 independent nominating petitions  
24 can begin on January 31, 2024.

25 Further details can be found at

2 Village of Greenport website under  
3 the Village election page or  
4 you -- I'd happily help out with  
5 any information that is not there.  
6 Please feel free to reach out to me.

7 And then finally --

8 TRUSTEE BRENNAN: Can I  
9 interrupt?

10 VILLAGE CLERK HALL: Sure.

11 TRUSTEE BRENNAN: I think you  
12 just said January 31st. Is that  
13 different from what you've written  
14 here?

15 VILLAGE CLERK HALL: I'm  
16 sorry. Thank you for catching  
17 that. Correction. So I misspoke.  
18 So signatures for the independent  
19 nominating petitions can begin on  
20 December 31st. Candidates can  
21 start walking to get signatures.  
22 Thank you for catching that; I'm  
23 sorry.

24 TRUSTEE BRENNAN: Thank you.

25 VILLAGE CLERK HALL: And then

2 finally I just want to discuss the  
3 bids. Because of the December  
4 regular session be pushed back to  
5 January 2nd, we are -- on the  
6 agenda tonight there are four bids  
7 for the Board to vote to approve  
8 or as they choose.

9 So the first one is for the snow  
10 removal, which Trustee Lily  
11 brought to my attention, there was  
12 -- the pricing was not included in  
13 the e-mail, my apologies. So I'll  
14 just read off the pricing from the  
15 sole bidder.

16 The sole bidder for the annual  
17 snow removal and disposal bid is  
18 Stanley Skrezec. His pricing came  
19 in for a dump truck and driver, a  
20 half day is \$500; a full day  
21 \$1,000. And then snow removal  
22 equipment and operator for a half  
23 day \$675; and then for a full day,  
24 \$1,350.

25 My apologies, again, to the

2 Board. I don't know -- I didn't  
3 realize that was missed with the  
4 others. So that's the first bid.  
5 I am recommending that we go with  
6 the sole bidders, Stanley Skrezec.

7 The next bid that we completed  
8 is the delivery of Number 2  
9 heating oil. The sole bidder for  
10 that was Burt's Reliable. Again,  
11 recommending that can we go with  
12 the sole bidder.

13 Next up we have the delivery of  
14 diesel fuel. Again, Bert's  
15 Reliable was the sole bidder and I  
16 am recommending that we move  
17 forward with this contract as  
18 well.

19 And then finally for the annual  
20 contractors services bid, Stanley  
21 Skrezec was the low bidder, not  
22 the sole bidder on that one.  
23 There were three others, which  
24 have all been shared with the  
25 Board for their review.



2 And that concludes my report.

3 Does anybody have any questions  
4 for me?

5 (No response.)

6 TRUSTEE DOUGHERTY-JOHNSON:

7 Thank you, Candace.

8 VILLAGE CLERK HALL: You're  
9 welcome.

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Oh, this is just a question. For  
12 a public assembly, isn't there  
13 like a political -- like do you  
14 have -- you can have political  
15 rally in the park without getting  
16 a permit?

17 MAYOR STUESSI: Only if it's  
18 spontaneous. If it's preplanned,  
19 you need a permit.

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Okay, gotcha. Alright.

22 VILLAGE CLERK HALL: Correct.

23 MAYOR STUESSI: I had this  
24 conversation with the applicant a  
25 couple of weeks ago.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Okay.

4 VILLAGE CLERK HALL: As did I.

5 MAYOR STUESSI: He tried  
6 hard, but couldn't have just shown  
7 up.

8 AUDIENCE MEMBER: Would you  
9 like to vote tonight?

10 VILLAGE CLERK HALL: Thank  
11 you.

12 MAYOR STUESSI: I just wanted  
13 to thank your team for doing a  
14 beautiful job decorating Village  
15 Hall. It's fun to see all the  
16 wreaths and garland and snow in  
17 the windows, etcetera.

18 VILLAGE CLERK HALL: Thank  
19 you. Thank you so much.

20 MAYOR STUESSI: And the  
21 breezes coming through the walls  
22 and the cracked windows. All the  
23 better, we will get around to --

24 VILLAGE CLERK HALL: We're  
25 getting there.

2 MAYOR STUESSI: -- redoing  
3 Village Hall after we get some  
4 more work done.

5 Adam?

6 TREASURER BRAUTIGAM: Thank  
7 you, Mr. Mayor. Good evening.  
8 While I do not have any  
9 resolutions this evening, I do  
10 have talking points that I will  
11 speak in detail about. So rest  
12 assured, everyone can still hear  
13 me speak for a couple minutes.

14 I also wanted to just mention  
15 that it occurred to me, I believe  
16 we do have some funding in the  
17 mooring expense line if the Board  
18 wishes to use that towards  
19 dredging. It was partially  
20 bookmarked, but no budget mod  
21 would be needed if the Board  
22 wishes that.

23 To continue, utility billing has  
24 seen a slight delay in the mailing  
25 of the bills, but nothing drastic

2 and we do plan to be back on track  
3 by the new year.

4 My first talking point regarding  
5 the lease software. When our  
6 audit team was here last month,  
7 they recommended we use software  
8 for some of our GASB reports.  
9 These reports are required by law  
10 and are recent additions to the  
11 Governmental Accounting Standards  
12 Board, GASB. They pertain to  
13 government leases and  
14 subscriptions.

15 Essentially it's software that  
16 tracks all of our leases in one  
17 place. It stores contracts,  
18 payments, auditing notes for  
19 financial reporting. It will also  
20 track the same for our subscriptions.

21 I have had meetings with two  
22 software companies so far and I  
23 did receive a demo on them. It's  
24 still in the early stages. I just  
25 wanted to give everyone some

2 insight on it.

3 You know, considering the  
4 substantial revenue that the  
5 Village collects through leases, I  
6 believe it's important to have an  
7 accurate way to track those  
8 leases. Ideally I would like this  
9 to be budgeted in the fiscal year  
10 2026 for implementation. So just  
11 keeping everyone posted on that as  
12 it comes to me.

13 Second talking point are  
14 streetlights. I know we spoke  
15 about this at previous work  
16 sessions as well. Our  
17 electrician, Doug Jacobs, has  
18 installed some sample fixtures  
19 around the Village in various  
20 locations. These fixtures are  
21 being used to test the smart eyes  
22 reporting system that reports  
23 outages and problems electronically  
24 to software monitored by the  
25 Village.

2 We have been in contact with the  
3 engineering firm who is seeking  
4 bids. Tentatively, we hope to  
5 have a March start date and a  
6 completion by the end of April for  
7 our LED streetlight program.

8 DEPUTY MAYOR PHILLIPS: Adam,  
9 I have a question going back to  
10 the lease software.

11 VILLAGE TREASURER BRAUTIGAM: Yes.

12 DEPUTY MAYOR PHILLIPS: Okay,  
13 the cost at the moment is an  
14 annual fee of \$5,000 with a setup  
15 of 2,500. But the annual fee  
16 increasing 5 percent a year, is  
17 that for every three years or is  
18 that every year within a  
19 three-year contract?

20 VILLAGE TREASURER BRAUTIGAM:

21 I believe -- this is just  
22 referencing one of the demos that  
23 I took. I believe it was \$5,000  
24 for the initial payment, which  
25 would increase 3 percent a year

2 for a three-year contract. So  
3 once a year it would increase 3  
4 percent based on that \$5,000  
5 number.

6 DEPUTY MAYOR PHILLIPS: And  
7 that includes maintenance and  
8 updating and does it include  
9 backup for anything?

10 VILLAGE TREASURER BRAUTIGAM:  
11 It does. The only thing is  
12 doesn't include is the onboarding,  
13 so the initial setup of the whole  
14 system, which would be  
15 approximately \$2,500.

16 DEPUTY MAYOR PHILLIPS: Okay,  
17 all right, okay. Thank you.

18 MAYOR STUESSI: It's cloud  
19 based, correct?

20 VILLAGE TREASURER BRAUTIGAM:  
21 Correct.

22 DEPUTY MAYOR PHILLIPS: Yeah,  
23 it's the maintenance fees that get  
24 to be expensive.

25 MAYOR STUESSI: It's still

2 early days, but as you can  
3 imagine, I mean, relative to this  
4 records problem we are continuing  
5 to deal with, it would be  
6 enormously helpful --

7 DEPUTY MAYOR PHILLIPS: No,  
8 I'm not -- no, I just -- I just --  
9 in as we went from the 19th  
10 century to the 20th century over  
11 the last couple of years, right  
12 Julia, I just wanted to make sure.  
13 Some of the contracts have  
14 expensive maintenance fees and  
15 that's some of the little quirks  
16 that you have to watch. That's  
17 the only reason I'm asking.

18 MAYOR STUESSI: What do you  
19 think is timing on this to get  
20 everything on board?

21 VILLAGE TREASURER BRAUTIGAM:  
22 Well I'm still taking demos and  
23 reaching out to other software  
24 companies. I'd like to get a good  
25 idea of everyone's pricing.



2 MAYOR STUESSI: But you think  
3 you'll have a sense of that by the  
4 January meeting or probably not  
5 till February with the holidays?

6 TREASURER BRAUTIGAM:  
7 Probably not till February.  
8 Again, this would be for  
9 implementation on next fiscal year  
10 regardless.

11 MAYOR STUESSI: Yes.

12 VILLAGE TREASURER BRAUTIGAM:  
13 Moving along to my next talking  
14 point, which is the building  
15 department. The Village is  
16 looking to increase our building  
17 department fees. After looking at  
18 the surrounding areas, we're out  
19 of sync with other villages and  
20 are leaving revenue on the table  
21 quite frankly.

22 Currently most of our fee  
23 schedule is based on a small flat  
24 rate plus 30 cents per square foot  
25 for anything over 500 square feet.

2 We're looking into a percent-based  
3 fee schedule, as used in other  
4 villages. Switching to a  
5 percentage base of total  
6 construction would simplify the  
7 entire process in Village Hall, as  
8 well as with the applicants. This  
9 would also eliminate any confusion  
10 amongst contractors.

11 In addition to changing to a  
12 percent of the total construction,  
13 we would also will be revising the  
14 minimum fee on several billing  
15 rates as well.

16 MAYOR STUESSI: Do you think  
17 you'll have something ready to  
18 present to the Board to discuss in  
19 the January work session?

20 VILLAGE TREASURER BRAUTIGAM:  
21 Sure, sure. I have provided the  
22 Board with just some working  
23 documents.

24 MAYOR STUESSI: Yeah, I know  
25 you guys were still working on

2 tweaking it.

3 VILLAGE TREASURER BRAUTIGAM:

4 Yes. I've been working with staff  
5 and the building department to  
6 determine percentages that would  
7 best suit the Village as our  
8 current rates are, you know,  
9 antiquated and no longer reflect  
10 pricing of this decade.

11 The Board has been provided with  
12 working documents and some  
13 examples of construction and we  
14 will continue to carefully look at  
15 the new rates schedule, and  
16 determine rates that we believe  
17 are fair for the owners of the  
18 homes and businesses, as well as  
19 fair to our general tax payers.

20 We also believe that switching  
21 to a percent-based fee schedule  
22 will hold up against time, meaning  
23 it's unlikely we'll have to  
24 reassess any building department  
25 fees for quite some time.

2 DEPUTY MAYOR PHILLIPS: I do  
3 have one question and this is not  
4 really dealing with the fees, but  
5 it's dealing within our code.  
6 It's the consulting fees that  
7 we're supposed to be collecting  
8 or -- can we review that piece of  
9 code and make sure that we can  
10 tighten it up?

11 MAYOR STUESSI: Yeah, we  
12 actually discussed that at Village  
13 Hall and this goes back to what we  
14 were saying about the amount that  
15 is brought in and held and making  
16 sure that the funds in escrow, if  
17 they get below a certain dollar  
18 point, like on a larger project,  
19 that we're immediately going back  
20 and getting more funding. And one  
21 of the things, which you should  
22 talk about too, is some of Doug's  
23 concerns relative to electrical  
24 equipment that's been very costly  
25 to the Village over time that

2 either homeowners or, in  
3 particular, commercial uses that  
4 the Village has been paying for  
5 that should be, you know --

6 DEPUTY MAYOR PHILLIPS:

7 Right. Well, that was part of it,  
8 but I'm more concerned because  
9 that particular piece of code  
10 hasn't work over the years. And I  
11 just -- it's an expense that we  
12 have paid out to the consultants  
13 and not been able to reimburse.  
14 So I just would just like to get  
15 that tightened up. And probably  
16 it's more of an in-house  
17 procedure, but the code probably  
18 wouldn't hurt to take a look at.

19 MAYOR STUESSI: Yeah.

20 TRUSTEE BRENNAN: Mary Bess,  
21 has that -- the consultant fee,  
22 has that been moved to the  
23 schedule or is that still in the  
24 code?

25 DEPUTY MAYOR PHILLIPS: It's

2 still in the code.

3 TRUSTEE BRENNAN: All right.

4 Do we need to move that to the fee  
5 schedule?

6 DEPUTY MAYOR PHILLIPS: We  
7 should, yeah.

8 MAYOR STUESSI: Well, I don't  
9 think -- it's the language that, I  
10 believe -- and Brian, it's the  
11 code is the language that  
12 authorizes us to ask for that  
13 funding, correct?

14 VILLAGE ATTORNEY STOLLAR:  
15 Correct.

16 MAYOR STUESSI: And so one of  
17 the other things to make note of  
18 is that the building department  
19 now, they're tracking on a  
20 spreadsheet every single receipt  
21 of a permit, the status of it, and  
22 then there's a whole checklist  
23 including fees. And that's being  
24 coordinated with Mike Noone and  
25 planning and Board Department as

well.

And this will be even more helpful because from what I understand, is in the past we had been upside down on fees and we're having to go chase things when consultants were working on a larger project.

DEPUTY MAYOR PHILLIPS:

Right, that's what I'm concerned about. Okay, all right. Now we just need to tighten it up. But I think we have to have something in the code to authorize us to do that, correct, Brian.

VILLAGE ATTORNEY STOLLAR: To

tighten? When you say tighten it up, you adopted it originally by local law. So whatever you do, you're going to have to do by local law.

DEPUTY MAYOR PHILLIPS: Local

law, that's what I thought. Okay.

MAYOR STUESSI: Anything more

2 to add, Adam? I know I jumped in  
3 on the --

4 DEPUTY MAYOR PHILLIPS: Sorry  
5 about that.

6 MAYOR STUESSI: -- the  
7 conversation with Doug and the  
8 building department?

9 VILLAGE TREASURER BRAUTIGAM:  
10 The electric fees are my next  
11 bullet point.

12 MAYOR STUESSI: Sorry.

13 VILLAGE TREASURER BRAUTIGAM:  
14 That's okay. I'll go into that  
15 right now.

16 So similarly to the building  
17 department fees, the Village is  
18 also looking to add fees and  
19 streamline the process related to  
20 our electrical permits.

21 Currently there is no formal  
22 process for application to  
23 physically install a new electric  
24 service or upgrade an existing  
25 electrical service. Obviously, we



2 do receive, you know, proper  
3 certification to make sure it's  
4 safe. The Village also does have  
5 internal documents that are  
6 provided to the treasury  
7 department to alter utility bills,  
8 you know, based on the upgrade and  
9 insulation, but there's no forms  
10 on the owner or the contractor's  
11 end. So we're looking to produce  
12 those.

13 There's also currently no fees  
14 that the Village charges when the  
15 services are changed or altered.  
16 We have created an electric  
17 upgrade and installation form,  
18 which has been provided to the  
19 Board for review. It's for both  
20 residential and commercial usage.  
21 This was produced by Doug Jacobs  
22 with feedback from myself and  
23 George in the building department.

24 The fees were inspired by  
25 surrounding municipalities. Doug

2 Jacobs in the electric department  
3 provided the key information as to  
4 what questions should be on this  
5 form for these contractors. And  
6 at this stage, the form is still  
7 subject -- at this stage, the form  
8 is still subject to change as we  
9 determine what other fees the  
10 Village might incur that would  
11 need to be passed down to the  
12 owner or contractor.

13 Moving on with my work session  
14 to significant collections. Rents  
15 collected in November 2024  
16 totaling just over \$59,000 and  
17 property tax collected through  
18 November 20, 2024; 1,248,684.35.

19 Significant payments: We did  
20 cut checks to DeAl Concrete  
21 specifically for the sidewalks on  
22 Sixth; a check to Trojan  
23 Technologies regarding the UV  
24 light system for our wastewater  
25 treatment plant. That was one of

2 the items related to our sewer  
3 bonding. So we're happy to see  
4 that progress.

5 And another significant payment  
6 was the Corazzini Asphalt, which  
7 was in reference to the paving of  
8 Atlantic, Bridge, Manor, Sterling,  
9 etcetera. The rest of my work  
10 session is attached. Let me know  
11 if you have any questions.

12 DEPUTY MAYOR PHILLIPS: Where  
13 are we with Sixth Street paving?

14 MAYOR STUESSI: That is -- so  
15 they did all of the curbing work  
16 and all of the ADA access on the  
17 corners that needed it. Johnson  
18 Street was paved and he did the  
19 milling on Sixth from Clark down  
20 to the beach, but the weather  
21 turned colder than what he had  
22 planned so he wasn't able to start  
23 paving over there. So that's on  
24 hold until the weather warms up  
25 and the remainder of Sixth will be

2 paved once the weather warms up in  
3 early spring as well.

4 And I'm going to be talking in a  
5 bit about the status of the ferry  
6 queue and all the work Corazzini  
7 is going to be doing there.

8 DEPUTY MAYOR PHILLIPS: So  
9 the roadway's been milled so it's  
10 going to be...

11 MAYOR STUESSI: There's a  
12 small portion of it from Clark  
13 down to Sixth. Nothing has been  
14 done for the road from Clark north  
15 up to Front Street except for all  
16 of the work on the curbing. And  
17 there was very significant curbing  
18 work with DeAl and sidewalk work  
19 and corners that were done, and  
20 there was some filling in at the  
21 edges when they did all that work.

22 DEPUTY MAYOR PHILLIPS: Okay.

23 TRUSTEE DOUGHERTY-JOHNSON:

24 Can I ask you a question about the  
25 manual checks you e-mailed us

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about?

VILLAGE TREASURER BRAUTIGAM:

Yes.

TRUSTEE DOUGHERTY-JOHNSON:

Those were both to -- that was like the \$23,000 that we approved?

VILLAGE TREASURER BRAUTIGAM:

Correct. That was the budget mod that you guys had approved at the previous work session.

TRUSTEE DOUGHERTY-JOHNSON:

But they were slightly different amounts, right? Like it was 12 -- the check were two checks for \$12,000 instead of like one for 12 and one for 11?

VILLAGE TREASURER BRAUTIGAM:

It was split into two checks, correct.

TRUSTEE DOUGHERTY-JOHNSON:

So it was for the timber and for the disassembly?

VILLAGE TREASURER BRAUTIGAM:

Yes.

2 TRUSTEE DOUGHERTY-JOHNSON: I  
3 just thought the numbers that we  
4 actually approved were slightly  
5 different.

6 VILLAGE TREASURER BRAUTIGAM:  
7 They may have been. That was  
8 likely because there was some  
9 money still left in the line that  
10 didn't require a budget mod.

11 TRUSTEE DOUGHERTY-JOHNSON:  
12 Gotcha.

13 VILLAGE TREASURER BRAUTIGAM:  
14 So I was able to pull some of the  
15 funds from our existing line and  
16 the difference had to be filled in  
17 through a budget mod.

18 TRUSTEE DOUGHERTY-JOHNSON: Okay.

19 MAYOR STUESSI: And then I  
20 had mentioned that Adam is working  
21 with Rick on sort of a true-up of  
22 what's been spent, which isn't  
23 much, relative to anticipated  
24 costs. We'll be talking a bit  
25 later on a carousel update.

2 They're supposed to be back out  
3 next week to do the evaluation on  
4 mechanical, but I'll talk about  
5 that in a bit.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 Okay, thank you.

8 VILLAGE TREASURER BRAUTIGAM:

9 Thank you.

10 MAYOR STUESSI: Nothing else?

11 VILLAGE TREASURER BRAUTIGAM: No.

12 MAYOR STUESSI: Okay. So why  
13 don't we talk about the carousel  
14 and the ferry queue and then --  
15 ferry queue -- spell check -- the  
16 carousel. So the good news is I  
17 was with County Executive Romaine  
18 yesterday in East Hampton for this  
19 ribbon cutting and before I even  
20 had a chance to bring it up, he  
21 said, we are working on finding  
22 you guys funding for the carousel  
23 and we'll be in touch and he also  
24 said he wanted to come out  
25 personally and see it. I told him

2 it was all taken apart and, you  
3 know, there was going to be  
4 significantly more work to be done  
5 on it.

6 So they are back next week to  
7 take a look at the mechanics of  
8 all of it and put some numbers  
9 together for us on that. Rick  
10 will be updating, as I mentioned a  
11 moment ago, a summary on it  
12 together with Adam and trying to  
13 project out budgeting for it  
14 that's putting aside, as we talked  
15 before, about sort of the longer  
16 term restoration of the horses, as  
17 I know Julia and the Carousel  
18 Committee very much would like to  
19 do and there was an attempt to do  
20 one horse two years ago, whenever  
21 it was.

22 And one of the things that I  
23 mentioned at the last meeting of  
24 the Board was the carousel  
25 restoration company wants to



1  
2 restore one horse on their own  
3 dime so that we can then showcase  
4 it and potentially Friends of  
5 Mitchell Park and others, Carousel  
6 Committee, utilize it as a  
7 mechanism to potentially get some  
8 interest in funding a longer term  
9 -- the restoration of the horses  
10 beyond just the construction of  
11 them.

12 Sewer updates: We had, as I  
13 mentioned at the last meeting,  
14 obviously the presentation by  
15 Holzmacher. The only thing they  
16 were awaiting to get finished was  
17 the FEMA update for a number of  
18 things that was discussed being  
19 raised. That is being finalized.  
20 We were hoping to have that ready  
21 for this meeting. It's obviously  
22 not. So they will be back to  
23 present to us at the January  
24 meeting. The report will be  
25 issued prior to that and sent to

the Board.

As it relates to the ferry queue and the state project, as the Board is aware and for the public, in the last meeting, the Board authorized the approval of the low bid, which went to Corazzini, and their subs underneath Corazzini, as well as the project manager.

There was a kickoff meeting earlier today with the state and about 12 different individuals.

Staging is going to start on December 30th relative to the queue.

There is an updated plan, as I had shared with the Board, with some additional changes that the ferry company would like to incorporate. They are not significant and will have a very minor effect on the budget. But those are being drawn. They were discussed today. We'll get that

2 out to the Board for review the  
3 moment we have that and then we'll  
4 get this posted up on the website.

5 We, our construction manager,  
6 together with Corazzini, is going  
7 to give us like a 30-day look  
8 ahead, which we will incorporate  
9 into the Village newsletter  
10 notifying people of what's going  
11 to be going on. The most  
12 immediate thing is going to be  
13 that the queue, together with the  
14 parking and the gravel lot, is  
15 going to be blocked off from,  
16 essentially, December 30th,  
17 January 1st, moving forward for a  
18 period of time.

19 All that parking will, of  
20 course, revert over to the  
21 railroad and the Jitney lot as far  
22 as staging, but we'll have a more  
23 formal schedule. They're working  
24 on that right now. They are  
25 committed, Corazzini, together

2 with the manager and the state,  
3 are committed to getting the work  
4 done by Memorial Day, of course  
5 and --

6 DEPUTY MAYOR PHILLIPS: I  
7 have one question.

8 MAYOR STUESSI: Yes.

9 DEPUTY MAYOR PHILLIPS: Was  
10 the Southold PD chief included in --

11 MAYOR STUESSI: They're going  
12 to be added on to the regular  
13 meetings. This update is going to  
14 be sent to them and there's going  
15 to be a weekly meeting with  
16 everybody involved and I'm going  
17 to be requesting that the chief  
18 have somebody designated. If not  
19 every week, because it's going to  
20 get very technical, probably ever  
21 other week. They're looking to do  
22 a more substantive review every  
23 other week for a two-week look  
24 forward. And then on the opposing  
25 weeks, they will be diving into

2 more of the details.

3 DEPUTY MAYOR PHILLIPS: And  
4 as far as communications to the  
5 public as the changing and the  
6 staging down there, we're going to  
7 be doing that via the website?

8 MAYOR STUESSI: The website  
9 and the Village newsletter. As so  
10 as I was mentioning, we're waiting  
11 for the schedule for the initial  
12 one for the look forward and we'll  
13 include that on both.

14 DEPUTY MAYOR PHILLIPS: Will  
15 we be putting something in the  
16 Suffolk Times at least in the  
17 beginning?

18 MAYOR STUESSI: The goal is  
19 to get the newspaper to do an  
20 article on it. So I think once we  
21 have this, we can send it to them  
22 in press release. We'll do the  
23 same thing with North Fork Patch.  
24 Newsday I know already wants to  
25 cover it as well.

2 TRUSTEE ROBINS: And East End  
3 Beacon.

4 MAYOR STUESSI: And east End  
5 Beacon, of course, one of the  
6 official newspapers of the Village  
7 as Beth knows.

8 TRUSTEE BRENNAN: What about  
9 doing a direct outreach to the  
10 businesses along lower --

11 MAYOR STUESSI: Well, so we  
12 talked about the BID sending  
13 something out as well so that the  
14 couple of paragraphs, along with  
15 the initial timeline sort of  
16 longer look, we're going to  
17 request that the Business  
18 Improvement District send  
19 something out too, in addition to  
20 us.

21 And then Corazzini is going to  
22 work to produce flyers right away  
23 to start putting on all the cars  
24 over there because a lot of people  
25 leave cars for multiple days in

2 the gravel lot and they want to  
3 make sure everybody is notified  
4 before the holidays.

5 TRUSTEE ROBINS: So the  
6 gravel lot and the queue, the  
7 existing queue, are going to be  
8 eliminated --

9 MAYOR STUESSI: Correct.

10 TRUSTEE ROBINS: -- as of  
11 December 30th?

12 DEPUTY MAYOR PHILLIPS: So  
13 they'll all be lining on Wiggins  
14 Street I would assume.

15 TRUSTEE ROBINS: Okay.

16 DEPUTY MAYOR PHILLIPS: And  
17 the ferry changes, I mean, you  
18 said they were not significant,  
19 but are they just tweaking  
20 something within the queue or is  
21 it something that's --

22 MAYOR STUESSI: It's the  
23 elimination, as I had mentioned in  
24 a prior meeting, of the one of the  
25 lines in the queue in order to

2 better direct some of the larger  
3 trucks.

4 DEPUTY MAYOR PHILLIPS: Oh,  
5 okay.

6 MAYOR STUESSI: And the ferry  
7 company is seeing a significant  
8 increase in these larger trucks.  
9 So it's that in order to better  
10 accommodate the larger trucks.  
11 And then they're going to make the  
12 entrance easier for some of these  
13 one category of larger truck as  
14 well with a -- it's on a  
15 roundabout, but there's an area  
16 that effectively, if it's one of  
17 these gigantic tractor trailers,  
18 that they can drive up onto it to  
19 make it a smoother surface.

20 TRUSTEE BRENNAN: It's a  
21 multiple curve?

22 MAYOR STUESSI: Exactly.

23 DEPUTY MAYOR PHILLIPS:  
24 Multiple curve. I think it was in  
25 the original -- it was in the one



2 of the original ones, I don't  
3 know.

4 MAYOR STUESSI: No. I don't  
5 know you what you guys looked at  
6 forever ago, but it wasn't in the  
7 one that --

8 DEPUTY MAYOR PHILLIPS:  
9 Right, no, I know. It was taken  
10 out for some reason. So I'm glad  
11 it got put back in.

12 MAYOR STUESSI: Yeah, and  
13 then the ferry company themselves  
14 are looking at some signage and  
15 potentially some lights as well.  
16 They've talked to the folks down  
17 at the South Ferry who have lights  
18 now and the crossing bars. For  
19 anybody that's gone down there,  
20 the green, the red is much easier  
21 to see at night when they have  
22 less staffing and they're looking  
23 at how they're going to be  
24 managing all of that as part of it.

25 The other thing I will say is

1  
2 that there will probably be a  
3 conversation with the ferry  
4 company in the early year about  
5 them looking for our support to  
6 potentially work with the county  
7 on raising rates for some of these  
8 larger trucks. Because we've had  
9 discussions about what a problem  
10 this is and the neighbors'  
11 concerns because there's so many  
12 trucks that are utilizing Village  
13 streets and the ferry, not just go  
14 to Shelter Island, but to cross  
15 over to the South Fork because it  
16 takes them less even waiting in  
17 lines than it does to sit in  
18 traffic on the south side during  
19 the week.

20 So it's become a huge burden on  
21 not just our neighbors, but then  
22 they're also seeing it on Shelter  
23 Island and they've got a lot of  
24 complaints from residents,  
25 particularly in the heights, who,

2 you know, the line is going all  
3 the way back to the drugstore and  
4 even further at times back in that  
5 direction. It's becoming a bigger  
6 problem for them on their side too.

7 DEPUTY MAYOR PHILLIPS: I  
8 just had one question on the  
9 sewer. We had some discussion  
10 from Mike Domino about some led or  
11 something. Has that been  
12 resolved? Or there was  
13 discussions, I think it was Mike  
14 Domino and --

15 MAYOR STUESSI: Yeah, there's  
16 nothing we can do until we get  
17 this report next month.

18 DEPUTY MAYOR PHILLIPS: Oh,  
19 okay. So we have to wait for the  
20 report?

21 MAYOR STUESSI: Yes.

22 DEPUTY MAYOR PHILLIPS: Okay,  
23 alright.

24 MAYOR STUESSI: And I had  
25 somebody approach me who had

2 something else and I had suggested  
3 that they were -- the Ninth Street  
4 house. I had suggested that he  
5 work on parallel paths because I  
6 said I don't know that the Village  
7 is going to be prepared when we  
8 were already told by our  
9 consultant not to extend the sewer  
10 any further outside of the  
11 Village; that he should be working  
12 with the county on looking at  
13 installing septic and tell us what  
14 he needs from us in order to, you  
15 know, write a letter and get our  
16 engineer to sign off on it.

17 TRUSTEE BRENNAN: I thought  
18 we were pretty clear on that last  
19 time.

20 MAYOR STUESSI: Yeah. I  
21 can't imagine once we see the  
22 report and review it that we're  
23 going to go any other direction  
24 based upon what we were already  
25 told.

2 Lily?

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Yes, trees.

5 MAYOR STUESSI: Trees, trees

6 and trees. You need bring one of  
7 those signs in. If anybody hasn't  
8 seen it. Those are great.

9 TRUSTEE DOUGHERTY-JOHNSON: I

10 just was driving by one, but I  
11 didn't want to take it away from  
12 the tree. I don't know, do we  
13 have extras --

14 MAYOR STUESSI: Yeah.

15 TRUSTEE DOUGHERTY-JOHNSON:

16 -- at Village Hall?

17 MAYOR STUESSI: Well, not at

18 Village Hall.

19 TRUSTEE DOUGHERTY-JOHNSON:

20 Okay. So they just planted 27  
21 trees; 22 of them are native ones  
22 from NIFA. So you get two for  
23 one, they end up being pretty  
24 inexpensive. Including one in  
25 Third Street Park that -- not a

2 native one, but I think that was  
3 in honor of Jonathan Lenth  
4 (phonetic) who is a long time  
5 member.

6 I want to make sure we get a  
7 resolution for next -- as long as  
8 the Board -- we can talk about it.  
9 But Eileen Kapell expressed  
10 interest about joining the Tree  
11 Committee. And then I looked into  
12 the code, which it does say  
13 that -- I guess it doesn't say  
14 that it has to be six members, but  
15 it does say a six-member  
16 committee. So that would make a  
17 sixth member. And she did  
18 actually already come to a  
19 meeting. So the Tree Committee is  
20 for it.

21 MAYOR STUESSI: Yeah, I think  
22 she'd be a great member.

23 TRUSTEE DOUGHERTY-JOHNSON:  
24 So we just have to -- and the  
25 other thing the code also says is

2 that they're three-year terms,  
3 which we haven't been doing. So I  
4 don't know if you want to just  
5 make her membership like end in  
6 April with the rest of the  
7 committee or I don't know, that's  
8 really up to --

9 TRUSTEE ROBINS: I have  
10 another resident who asked to be  
11 on the Tree Committee. Gaspesio  
12 (phonetic) she also would like --

13 TRUSTEE DOUGHERTY-JOHNSON:  
14 That's good to know.

15 TRUSTEE ROBINS: -- around  
16 the same time that Eileen asked.

17 TRUSTEE DOUGHERTY-JOHNSON:  
18 Right, and actually we put it in  
19 the newsletter and there were a  
20 few other people that sort of  
21 popped up, which is great though  
22 because, you know, committees  
23 change.

24 MAYOR STUESSI: Yeah. People  
25 can participate even if they're

2 not on the committee.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 And we've actually had people come  
5 in. I mean, they are public  
6 meetings. People can come.  
7 People can talk.

8 DEPUTY MAYOR PHILLIPS: And  
9 the code isn't set. I mean, if  
10 the Board desires to increase the  
11 membership --

12 TRUSTEE DOUGHERTY-JOHNSON:  
13 Yes.

14 DEPUTY MAYOR PHILLIPS: --  
15 there's always the change of the  
16 code.

17 TRUSTEE DOUGHERTY-JOHNSON: Yeah.

18 MAYOR STUESSI: Well, that  
19 would be a good thing to take on  
20 in one of our work sessions, is  
21 reviewing the different committees  
22 and the terms because it seems  
23 like that should be standardized  
24 except for maybe the statutory  
25 boards.



2 TRUSTEE DOUGHERTY-JOHNSON:

3 Yeah, I mean it kind of makes  
4 sense. It seems easier to appoint  
5 people for three years instead of  
6 doing it every year. I mean, you  
7 know, unless there's some reason  
8 do it a year at a time. The Tree  
9 City application, unfortunately  
10 last year they missed the  
11 deadline. I guess they got a lot  
12 stricter. But they're on track  
13 for this year. I think it was  
14 already accepted. So that will be  
15 like 18 years I think. That will  
16 be Tree City.

17 The new signs that the Mayor  
18 mentioned have been going up,  
19 which is just to let people know  
20 that trees are going to come down.

21 MAYOR STUESSI: I've gotten  
22 lots of positive comments from  
23 people saying, oh, thank you for  
24 letting me know that the tree is  
25 coming down so it's not a surprise

2 when it's gone.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Yeah, exactly. They're working on  
5 the budget ask because I know we  
6 had sort of a -- they didn't have  
7 enough money, basically, this  
8 year. In the current year budget,  
9 they have like savings, so it all  
10 worked out, but I think they're  
11 going to try to get a more  
12 realistic budget together to ask  
13 for for --

14 MAYOR STUESSI: That's going  
15 to get to Adam pretty quickly?

16 TRUSTEE DOUGHERTY-JOHNSON: Yes.

17 MAYOR STUESSI: Where is did  
18 Adam go?

19 TRUSTEE DOUGHERTY-JOHNSON:  
20 We told him by Christmas, but I  
21 can remind.

22 VILLAGE CLERK HALL:

23 Restroom. He is aware. The  
24 conversation has come up a few  
25 times.

2 MAYOR STUESSI: Okay.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 And then just looking into the  
5 code when I was looking at the  
6 membership, there is a lot -- it's  
7 not the most important code to  
8 look at to change, but there's a  
9 lot that was in there that's it's  
10 not really accurate as to what the  
11 tree -- the committee actually  
12 does or maybe wants to do.

13 There's a lot of -- there's a  
14 part in it saying like the Tree  
15 Committee will advise people just  
16 on any trees and bushes. Like  
17 even they're own, you know, they  
18 don't mean street trees. They  
19 just mean like, I have a tree in  
20 the yard and I don't think the  
21 Tree Committee feels -- wants to  
22 take that on.

23 Although it is something that  
24 comes up, trees that are -- trees  
25 and bushes that are like along

2 sidewalks or, you know, blocking  
3 visibility or walkability. But  
4 that's something that people bring  
5 the Tree Committee and that's sort  
6 of an issue with the tree -- which  
7 is also in that same code, I think  
8 125, where the Village has a right  
9 to take like a tree, a dead and  
10 diseased tree, down on private  
11 property and, you know --

12 DEPUTY MAYOR PHILLIPS: That  
13 poses a hazard.

14 TRUSTEE DOUGHERTY-JOHNSON:  
15 Right. So there's been -- and I  
16 think somebody came to Village  
17 Hall with somebody saying about a  
18 neighboring tree that like could  
19 fall on their property. So things  
20 like that kind of come to the Tree  
21 Committee, but they really end up  
22 being more of a enforcement type  
23 issue.

24 TRUSTEE BRENNAN: Can the  
25 Tree Committee work on making

2 their own code changes/  
3 recommendations?

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Yes.

6 TRUSTEE BRENNAN: So they can  
7 just give it to the Code  
8 Committee?

9 TRUSTEE DOUGHERTY-JOHNSON: I  
10 think that makes sense. Another  
11 thing that in there and I did talk  
12 to the Planning Board is it says  
13 like the Tree Committee will give  
14 a yearly report to the Planning  
15 Board, but I don't think that's  
16 been happening for years. And the  
17 Tree Committee is like what kind  
18 of report, why?

19 DEPUTY MAYOR PHILLIPS: Well,  
20 they've given a report to the  
21 Village Board.

22 TRUSTEE DOUGHERTY-JOHNSON:

23 Yes, but --

24 MAYOR STUESSI: So that would  
25 seem like it should come out of

2 the code, right?

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Right, or I mean, or if the  
5 Planning Board thinks that's a  
6 good -- I just think it's just  
7 something that the Planning Board  
8 can think about, the Tree  
9 Committee can think about what  
10 actually makes sense and then have  
11 the code reflect that seems to be  
12 what -- I think that would make  
13 the most sense.

14 TRUSTEE BRENNAN: Okay. I

15 would defer to the committee, the  
16 Tree Committee on what they want  
17 and to come back with the  
18 suggestion.

19 DEPUTY MAYOR PHILLIPS:

20 Because they're working with it,  
21 and they -- yeah, it makes sense.

22 TRUSTEE DOUGHERTY-JOHNSON:

23 Yeah. I mean, I think if there's  
24 something -- if there's something  
25 the Planning Board would value or

2 want that's worth knowing. But,  
3 yeah, both of them, I think in the  
4 weight in. And I think that's  
5 really all.

6 MAYOR STUESSI: Did you guys  
7 discuss at all the issue of  
8 cutting down trees by residents  
9 over a certain size? I know  
10 that's come up from some people  
11 recently and somebody was --

12 TRUSTEE DOUGHERTY-JOHNSON: I  
13 think it's been mentioned a little  
14 bit, not a full-on discussion.

15 MAYOR STUESSI: Okay.

16 TRUSTEE BRENNAN: It's not  
17 currently restricted, right?

18 MAYOR STUESSI: No, not at  
19 all. And a few people have  
20 expressed to me, and I think I  
21 shared with you and Jane, that  
22 they're concerned that somebody  
23 can cut down any size tree in  
24 their yard if they want to.

25 TRUSTEE DOUGHERTY-JOHNSON: I

2 mean, I think things like that --

3 MAYOR STUESSI: Other  
4 municipalities are looking at  
5 minimums and --

6 TRUSTEE DOUGHERTY-JOHNSON:  
7 Yeah, those are things that come  
8 up and get mentioned to the Tree  
9 Committee, but I feel like they're  
10 kind of like -- it's not our  
11 purview, but we can talk about it.  
12 I don't know. Are there other  
13 questions or concerns?

14 MAYOR STUESSI: What are you  
15 laughing at, Mary Bess?

16 DEPUTY MAYOR PHILLIPS: Well,  
17 I'm thinking about Little White,  
18 that's all I'm thinking about with  
19 her and her cherry trees. She was  
20 a very big proponent of the  
21 Village with the trees and she's  
22 very outspoken about private  
23 individuals' rights as well. So  
24 I'm just kind of chuckling a  
25 little bit. If you ever met



2 Little White, I know Julia knows  
3 what I'm talking about.

4 TRUSTEE ROBINS: I knew her  
5 for a long time.

6 DEPUTY MAYOR PHILLIPS: Yes.  
7 She was very outspoken.

8 TRUSTEE DOUGHERTY-JOHNSON:  
9 Oh, this is not tree relate -- and  
10 I'm not going to go through my  
11 whole report because it's not --  
12 but I did want to mention one  
13 thing, which is that the Parsons  
14 -- Parsons has reached out to us  
15 because one of the camera obscura  
16 volunteers, the main one, works  
17 there and they have a class.

18 MAYOR STUESSI: Parsons the  
19 school?

20 TRUSTEE DOUGHERTY-JOHNSON:  
21 Parsons the School of Design,  
22 sorry. That wants to like take it  
23 on, take the camera obscura on as  
24 a project basically and create  
25 branding, merchandizing, marketing

2 type materials for it, which I  
3 think would be great.

4 We would have to sign like a --  
5 kind of a contract with them just  
6 saying we're not going to use  
7 their materials without like  
8 figuring out compensating the  
9 students if we want to. So just  
10 something that might come up in a  
11 work session in the future possibly.

12 MAYOR STUESSI: And this is  
13 Molly, that woman who volunteered --

14 TRUSTEE DOUGHERTY-JOHNSON:  
15 Molly who like started it --

16 MAYOR STUESSI: -- last  
17 summer when we were going to  
18 reopen?

19 TRUSTEE DOUGHERTY-JOHNSON:  
20 Yes. And then there's a different  
21 -- she's a -- I don't exactly  
22 remember what she -- she's  
23 involved in it, but there's a  
24 different guy who's actually the  
25 professor of the class. But they

1  
2 do this with like -- they've done  
3 it with huge corporations and then  
4 also smaller ones, but it's just  
5 we just have to sign something  
6 saying, you know, the student's  
7 work is their own unless we can  
8 come to some agreement if we want  
9 to use it. So I don't think  
10 that's an issue with that. I  
11 think that's something we probably  
12 have to agree to a Board.

13 MAYOR STUESSI: Okay.

14 TRUSTEE DOUGHERTY-JOHNSON:

15 You know, resolve that you sign it  
16 or something. Or maybe we don't.  
17 I don't really know the legally of  
18 that. I think that's all I have.  
19 And also I wanted to clarify that  
20 the website update that like we're  
21 kind of -- we're working on is  
22 more of a -- like a real redesign  
23 update, not just general updating.

24 MAYOR STUESSI: And so when  
25 do you think --

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Which Candice does all the time.

4 MAYOR STUESSI: When do you  
5 think you guys would be ready to  
6 present to the Board if we're  
7 looking to go out to another  
8 company?

9 TRUSTEE DOUGHERTY-JOHNSON:

10 That's a good question.

11 VILLAGE CLERK HALL:

12 Definitely before the end of the  
13 fiscal year would be ideal because  
14 we have to budget to move forward  
15 with a plan and we have, at least  
16 one competitive quote from the  
17 current company we work with.  
18 Because of the cost and just doing  
19 due diligence, we're planing to  
20 reach out to a few more companies.  
21 As you all know, there's a lot on  
22 the website, so the -- you know,  
23 the balancing, making it user  
24 friendly, and making sure that the  
25 archive is still available for

2 people is a big concern.

3 But I think we will be able to  
4 do it. I'm probably ambitious and  
5 my colleagues might say otherwise,  
6 but I think we can get it at least  
7 presented to the Board by March.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Sounds good.

10 VILLAGE CLERK HALL: Yes.

11 Yes. So that we can move forward  
12 before the end of the fiscal year.

13 MAYOR STUESSI: And then,

14 Adam, when you stepped out, Lily  
15 said there was a conversation  
16 about adjusting the budget for the  
17 Tree Committee?

18 VILLAGE TREASURER BRAUTIGAM:

19 Yes. I have been in talks with  
20 members of the Tree Committee.  
21 Historically they've always  
22 received \$12,000 a year for  
23 funding. This year, specifically,  
24 we increased it, based on the  
25 Mayor's recommendation last time I

2 was doing the budget, to \$20,000  
3 of which, to my understanding,  
4 they've spent that \$20,000.

5 TRUSTEE DOUGHERTY-JOHNSON:

6 Plus their savings.

7 VILLAGE TREASURER BRAUTIGAM:

8 Right, and we're half way through  
9 the fiscal year.

10 TRUSTEE DOUGHERTY-JOHNSON: I

11 do think that --

12 VILLAGE TREASURER BRAUTIGAM:

13 So I'm happy to have a  
14 conversation.

15 TRUSTEE DOUGHERTY-JOHNSON:

16 -- Adam gave me, which was very  
17 helpful, like the three previous  
18 years.

19 VILLAGE TREASURER BRAUTIGAM:

20 Correct.

21 TRUSTEE DOUGHERTY-JOHNSON:

22 But the Tree Committee members  
23 were saying maybe some money  
24 previous years had come out of  
25 other like park lines, you know,

2 other line items perhaps in the  
3 past. So maybe that also might  
4 make it seem like there's more  
5 money coming out of the Tree  
6 Committee, but maybe there was  
7 other things that were --

8 DEPUTY MAYOR PHILLIPS: Well,  
9 they didn't have any grant funding  
10 because they lost out last year,  
11 correct?

12 TRUSTEE DOUGHERTY-JOHNSON:  
13 There's no funding associated with  
14 Tree City. It's just a -- we just  
15 get to put it on the sign.

16 DEPUTY MAYOR PHILLIPS:  
17 Julia, didn't they used to -- they  
18 used to get a tree grant at one  
19 point.

20 TRUSTEE ROBINS: A tree  
21 grant?

22 VILLAGE CLERK HALL: I  
23 believe it's separate.

24 DEPUTY MAYOR PHILLIPS: Is  
25 that separate?

2 VILLAGE CLERK HALL: Yeah,  
3 it's something -- and I think it's  
4 a match so the trees that we get --

5 TRUSTEE DOUGHERTY-JOHNSON:  
6 Yes, the trees --

7 (Whereupon, there was  
8 crosstalk.)

9 MAYOR STUESSI: The Tree City  
10 thing is just like an honorary --

11 DEPUTY MAYOR PHILLIPS:  
12 Right, that's an honorary thing,  
13 but I thought that there was some  
14 attempt to do some further grant  
15 funding.

16 VILLAGE CLERK HALL: I don't  
17 think it's actual funding. I  
18 think it's just the match of the  
19 trees from my understanding of it.

20 TRUSTEE DOUGHERTY-JOHNSON:  
21 It is possible in the past that --

22 DEPUTY MAYOR PHILLIPS:  
23 Something is clicking in my head  
24 in the past some kind of --

25 (Whereupon, there was



crosstalk.)

MAYOR STUESSI: Just to revert back quickly because you did mention it, Adam. As I understand, you have virtually everything from all the departments for the budget and you're working through things. As we had mentioned at the last meeting, you were working to accelerate the budgeting so that the Village Board would have something sooner than we've had in years past.

VILLAGE TREASURER BRAUTIGAM:  
Correct.

MAYOR STUESSI: This Board has only had one year, but in order to give everybody's thoughtful time to really consider it for, it needs to be voted on.

VILLAGE TREASURER BRAUTIGAM:  
Yes.

MAYOR STUESSI: Any update on

2 that?

3 VILLAGE TREASURER BRAUTIGAM:

4 I'm still working to produce it.

5 I will provide it to the Board as  
6 soon as possible.

7 MAYOR STUESSI: Okay. And

8 then the only other thing I wanted  
9 to mention was I know our new HPC  
10 chair wants to have a conversation  
11 with you and the building  
12 department about fines for items,  
13 to Patrick's point, on enforcement.

14 VILLAGE TREASURER BRAUTIGAM:

15 Sure. I'm happy to meet with them.

16 MAYOR STUESSI: -- reach out.

17 Mary Bess, you want to talk  
18 about ADU's? I know this has a  
19 been a wide ranging conversation.  
20 And, again, I think that the best  
21 news is we've got Yan to be able  
22 to survey the whole Village to  
23 tell us how many of these  
24 buildings we have, whether they're  
25 barns, garages, or appear to be

2 somebody living there or a full  
3 house or whatever it is, whatever  
4 he can tell from the street, he's  
5 going to be mapping it all over.

6 TRUSTEE ROBINS: Can we take  
7 a little break?

8 DEPUTY MAYOR PHILLIPS: Yeah,  
9 I need to.

10 TRUSTEE ROBINS: We're past  
11 the three hour mark.

12 MAYOR STUESSI: Are we?

13 TRUSTEE ROBINS: Yeah.

14 DEPUTY MAYOR PHILLIPS: Yeah.

15 MAYOR STUESSI: Five minutes,  
16 everyone.

17 (Whereupon, a brief recess  
18 was taken.)

19 MAYOR STUESSI: Alright, Mary  
20 Bess, we'll leave it to you for  
21 just sort of a high level update  
22 on the discussions on ADU's.

23 DEPUTY MAYOR PHILLIPS: The  
24 Code Committee, back in May, we  
25 had this documents that we created

2 that I did resend to all the Board  
3 members today. It took me a  
4 little time to find them because I  
5 had so much correspondence.

6 And there was a couple of points  
7 that in order to move it forward  
8 with ADU's is that this Board, on  
9 May 9th we had a special meeting.  
10 There was a discussion about  
11 changing the zoning to just  
12 calling it Residential District  
13 and no longer having a separation  
14 of R-1 and R-2. There was some  
15 discussion with nonconforming  
16 building ADU's. One of the  
17 suggestions, shall be permitted to  
18 be created in the same location as  
19 an existing legally nonperforming  
20 building in existence out of the  
21 date of code with some other  
22 suggestions upon it.

23 We did talk about existing units  
24 and trying to create them to be  
25 permitted by registering them and

2 that they would be subject to  
3 compliant to New York State  
4 building codes.

5 What was the other thing? Part  
6 of this was along with the  
7 existing -- that the building  
8 inspector would review an  
9 application for an ADU so that it  
10 was in consistent with Chapter  
11 150, which is where the Code  
12 Committee was getting hung up a  
13 little bit because Chapter 150 has  
14 quite a varied changes that need  
15 to be made.

16 One is parking. Some is the  
17 bulk standard rates setbacks,  
18 which is why we had asked for some  
19 assistance from our planners to  
20 come work with the Code Committee  
21 to try to meld all of this  
22 together. Because Chapter 150, I  
23 do believe that -- Brian, correct  
24 me -- is any changes we make in  
25 that needs to go to Suffolk County

planning?

VILLAGE ATTORNEY STOLLAR:

Any changes to any zoning law,  
correct.

DEPUTY MAYOR PHILLIPS:

Right. So we were trying to work  
with the thought that this needs  
to be all at one time and not  
piecemeal ed. The ADU is an  
important discussion. I did  
resend the proposed terms for the  
accessory dwelling buildings, but  
please remember it was all on the  
discussion of changing the  
residential districts, which we  
did have a discussion about and I  
don't know whether we were going  
to have a public hearing on it and  
I don't remember where we got with  
that one.

MAYOR STUESSI: You mean on  
eliminating the single family?

DEPUTY MAYOR PHILLIPS: Yeah.

MAYOR STUESSI: Which we

2 don't have a large amount of  
3 single family.

4 DEPUTY MAYOR PHILLIPS: Right.

5 MAYOR STUESSI: I think the  
6 discussion was --

7 TRUSTEE ROBINS: I think  
8 there's just one in R-1 District.

9 TRUSTEE BRENNAN: About 20  
10 parcels, 25?

11 DEPUTY MAYOR PHILLIPS:  
12 Twenty-five parcels.

13 MAYOR STUESSI: My  
14 recollection --

15 TRUSTEE ROBINS: Yeah --

16 MAYOR STUESSI: The consensus  
17 was that I think we should hold a  
18 public hearing on it and the Board  
19 would vote on it.

20 DEPUTY MAYOR PHILLIPS:  
21 Right. So that was one of the  
22 things that this was all based on  
23 was dealing with a Residential  
24 District.

25 The other part of it is the

2 definitions. If we go to just one  
3 residential district, then you  
4 have you to have definitions for  
5 multi-family, for two apartment  
6 houses, you know, you need to have  
7 some definition and some  
8 discussion on that.

9 But the biggest question right  
10 now is the already existing units  
11 or existing accessory -- not  
12 accessory dwellings, but accessory  
13 structures that are within the  
14 Village. If they're permitted --  
15 you know, if they were preexisting  
16 before the code was put into  
17 effect. That's a problem that the  
18 Board has to make a decision  
19 whether they want to just  
20 grandfather them in with the fact  
21 that if they decide to put an ADU  
22 in, that, you know, that they  
23 wouldn't be penalized for not  
24 being the proper setbacks.

25 TRUSTEE BRENNAN: Are you



1  
2 talking about existing  
3 nonconforming use or area  
4 variances -- I mean, area  
5 nonconformities?

6 DEPUTY MAYOR PHILLIPS: Well,  
7 area nonconformities, you know,  
8 the setbacks. That was some of  
9 the discussion. I mean, this is  
10 why we asked to have someone come  
11 and go through this to make sure  
12 we were going in the right  
13 direction.

14 TRUSTEE BRENNAN: Yeah, so --  
15 yeah.

16 DEPUTY MAYOR PHILLIPS: But  
17 it's late tonight. So I just --

18 TRUSTEE BRENNAN: I spoke on  
19 this --

20 DEPUTY MAYOR PHILLIPS: The  
21 last time.

22 TRUSTEE BRENNAN: -- the last  
23 time. I understand that the  
24 zoning restrictions is the problem  
25 in terms of the housing. I still

2 have a problem with the idea of  
3 not requiring the zoning variances  
4 when we're going to change the  
5 use.

6 So someone has an existing shed  
7 or garage, maybe doesn't meet the  
8 setback, there's a lot of those.  
9 Now we're going to change it to a  
10 dwelling or habitus space or  
11 something. I'd like to see that  
12 happen, but I'd also like to see  
13 them get the variances so that the  
14 property becomes sort of  
15 regularized because variances go  
16 with the property in perpetuity.  
17 So when that change happens from  
18 being accessory structure to a  
19 dwelling, I think we need to  
20 address the area discrepancies or  
21 area nonconformities.

22 DEPUTY MAYOR PHILLIPS: Well,  
23 one of the suggestions here was  
24 the nonconforming building ADU's  
25 shall be permitted to be created

2 in the same location as an  
3 existing legally, nonconforming  
4 building in existence as of the  
5 date of code amendment and may  
6 maintain any nonconforming  
7 setbacks related thereto.

8 Nonconformities in an existing  
9 principal building shall not be  
10 required to be corrected during or  
11 as condition of approval for an  
12 application for an ADU; is that  
13 what you're talking about?

14 TRUSTEE BRENNAN: That's what  
15 I'm talking. I would prefer,  
16 rather than not correcting it, I  
17 would prefer that they get the  
18 variance, that they be given the  
19 variance.

20 TRUSTEE DOUGHERTY-JOHNSON:  
21 But on a case-by-case basis.

22 TRUSTEE BRENNAN: Of course.  
23 I mean, I think these all are  
24 going to be on a case-by-case  
25 basis, right, all of these

1 conversions?

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Kind of, but I mean, if we had a  
4 code that said like -- that was  
5 more -- that allowed for ADU's,  
6 which we don't have at all right  
7 now, right? What you're saying is  
8 instead of like -- if they get a  
9 variance that goes -- that's  
10 forever.

11 TRUSTEE BRENNAN: Yes.

12 TRUSTEE DOUGHERTY-JOHNSON:

13 Whereas, if we make a code right  
14 now that's like, yes, ADU's, let's  
15 make them easy for people, but in  
16 ten years they change the code.

17 TRUSTEE BRENNAN: Or change  
18 the use.

19 TRUSTEE DOUGHERTY-JOHNSON:

20 Right. Then those people will be  
21 out of luck or then maybe won't be  
22 able it to have that be a  
23 dwelling; is that what you're  
24 saying?  
25

2 TRUSTEE BRENNAN: I would  
3 like it all corrected at that  
4 time. So changing they're  
5 changing their use; they're going  
6 to be allowed to have an ADU. The  
7 Zoning Board is going to cooperate  
8 with them in giving them a  
9 variance on the area  
10 nonconformities, the setbacks,  
11 those things.

12 TRUSTEE ROBINS: Well, we  
13 talked about we're trying to  
14 eliminate obstacles and I think  
15 you're adding obstacles.

16 TRUSTEE BRENNAN: Yeah, I get  
17 it. I get it. I want it to work  
18 and I want it to streamline it,  
19 but I have a hard time  
20 conceptually of not correcting  
21 the, not the area -- not providing  
22 a variance at that moment.

23 That way, that project is done  
24 in perpetuity. It's got a new  
25 use. It's an ADU. Its it gets

2 variances for the area  
3 nonconformities all at the same  
4 time.

5 TRUSTEE DOUGHERTY-JOHNSON: I  
6 mean, I'm not especially saying  
7 that going in front of the zoning  
8 -- like that's a huge --especially  
9 if like, if we're changing the  
10 code so that we're -- I mean, I  
11 guess it isn't how the zoning --  
12 like if it's not part of the code  
13 that this is okay, it always has  
14 to go to the Zoning Board and they  
15 kind of have to weigh it. Like we  
16 can't tell the Zoning Board to  
17 say, give these people a variance,  
18 right? Like they have to --

19 TRUSTEE ROBINS: So it's an  
20 up in the air thing. You always  
21 have that hanging over you. You  
22 know, you don't know if the ZBA is  
23 going to say yes or not. Yeah,  
24 you would, Patrick, but another  
25 ZBA, another committee may not.

2 You know, so there's always that  
3 variable that you can't count on a  
4 variance. I've dealt with enough  
5 people buying houses and building  
6 as a builder, you know, to know  
7 that. You can't guarantee a  
8 variance.

9 TRUSTEE BRENNAN: No, no.

10 Okay, well...

11 DEPUTY MAYOR PHILLIPS: As I  
12 said, we really -- you know, we  
13 have been discussing the existing  
14 units and the pre -- the  
15 nonconforming building ADU's.  
16 Although we really don't know how  
17 many are in the Village.

18 MAYOR STUESSI: Well, it's  
19 going to be a big number. I know  
20 I have, just in my Village -- in  
21 my neighborhood, you know, older  
22 ones that have been there 80 plus  
23 years and they're all in varying  
24 conditions. Some people have done  
25 some things. Who knows what some

2 of the others have.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 You're not going to necessarily  
5 going to get totally accurate  
6 numbers of people who are using  
7 them without --

8 MAYOR STUESSI: Well, we're

9 not going to know what's inside of  
10 the, but we'll no how many there  
11 are.

12 TRUSTEE DOUGHERTY-JOHNSON:

13 Oh, you just mean building?

14 MAYOR STUESSI: Yes. How

15 many houses have something.

16 TRUSTEE DOUGHERTY-JOHNSON:

17 Well, right, the shed in my back  
18 yard is far from a livable space.

19 TRUSTEE ROBINS: If you want

20 to send --

21 TRUSTEE DOUGHERTY-JOHNSON:

22 Could it be turned into one? Yes.  
23 But if we're talking about what  
24 are currently --

25 MAYOR STUESSI: No, no, but



2 the question is how many of these  
3 buildings exist.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Got you.

6 MAYOR STUESSI: Putting aside  
7 what they may be. And God knows  
8 plenty of people have done things  
9 to turn them into little houses  
10 and other stuff without permits,  
11 but yours, by example, if it's of  
12 a size that meets New York State  
13 building code, that it could be  
14 one bedroom apartment, should it  
15 be able to be converted as of  
16 right, not looking at setbacks and  
17 things because it's preexisting,  
18 as it's been there, as long as it  
19 meets New York Building Code and  
20 you file a building permit for it.  
21 That's, I think, what you're  
22 saying.

23 TRUSTEE ROBINS: Yeah,

24 absolutely, and I discussed that  
25 yesterday.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Well, I know knowing how many  
4 would be good. Yeah, that doesn't  
5 hurt. It's good for stuff for  
6 sure.

7 DEPUTY MAYOR PHILLIPS: Well,  
8 I think one of the first steps is  
9 should we schedule a public  
10 hearing to deal with the changing  
11 it to a Residential District  
12 instead of having R-1 and R-2?

13 MAYOR STUESSI: Yeah, I think  
14 we got a consensus. We could have  
15 Brian add that on to his list. I  
16 know he's doing the update on the  
17 rental code for the two-week  
18 minimum we discussed. And let's  
19 work to get that on our January  
20 meeting so we'll schedule a public  
21 hearing. Good with that, Brian?

22 VILLAGE ATTORNEY STOLLAR:

23 I'm good with that. I'll do that  
24 first before --

25 TRUSTEE DOUGHERTY-JOHNSON:

2 From R-1 to R-2 and --

3 MAYOR STUESSI: R-1 to R-2  
4 public hearing and then the update  
5 on the --

6 TRUSTEE DOUGHERTY-JOHNSON:  
7 The short-term rental.

8 MAYOR STUESSI: -- short-term  
9 rental.

10 DEPUTY MAYOR PHILLIPS: And  
11 then if the rest -- if everyone  
12 could go back and review this  
13 Exhibit A that was put together  
14 for the proposed terms for  
15 accessory dwelling units and just  
16 read through it and give me your  
17 thoughts on some of the rest of  
18 the statements that are in here  
19 because it does deal with rentals  
20 as far as it would not be able to  
21 be present rented. It has to be  
22 rented for a full year and some  
23 other things. And the other thing  
24 is I believe I sent you the  
25 definitions; they can't kind of go

2 hand in hand.

3 TRUSTEE BRENNAN: Just to  
4 refresh my memory, do any of those  
5 provisions contemplate residency  
6 restrictions?

7 MAYOR STUESSI: We were  
8 looking at that in the rental  
9 code.

10 DEPUTY MAYOR PHILLIPS:  
11 Rental of either an ADU or any  
12 principal dwelling shall comply  
13 with the provisions of Chapter 103  
14 in connection with obtaining a  
15 rental permit in respect of any  
16 ADU -- hold object I don't think  
17 that's -- there is something in  
18 here.

19 TRUSTEE BRENNAN: Put it in  
20 the rental code.

21 MAYOR STUESSI: Yeah, we  
22 talked about it being an annual  
23 rental, a full-time rental, as  
24 opposed to a short term rental, so  
25 that we're not creating more short

2 term rentals, but it needs to be a  
3 home somebody's going to live in.

4 DEPUTY MAYOR PHILLIPS: We  
5 haven't no ADU's can be sold --  
6 shall be sold independently from  
7 the sale of the building. No  
8 dwelling unit on a lot  
9 containing -- oh, here it is. No  
10 dwelling unit on a lot containing  
11 an ADU shall with rented for a  
12 period of less than 12 consecutive  
13 months. And any and all dwelling  
14 units on such lot, including the  
15 ADU, that are not owner-occupied  
16 shall with be the subject of a  
17 valid, current rental permit  
18 issued in accordance with Chapter  
19 103. But there was no residency.  
20 It was the 12 months to avoid the  
21 short term renting of the ADU's,  
22 which was going to tied into  
23 Chapter 103.

24 MAYOR STUESSI: Uh-huh.

25 TRUSTEE BRENNAN: So 103

2 contemplates the short term/long  
3 term issue, but not residency  
4 restrictions.

5 MAYOR STUESSI: Yeah.

6 TRUSTEE BRENNAN: I didn't  
7 think they were legal, but one of  
8 members of audience brought it up  
9 tonight and --

10 MAYOR STUESSI: You can't do  
11 a residency restriction. There's  
12 no way.

13 VILLAGE ATTORNEY STOLLAR:

14 (Nodding.)

15 TRUSTEE DOUGHERTY-JOHNSON: I  
16 was actually just looking at the  
17 Southold ADU program with the  
18 grant program and it says  
19 something about the ADU has to be  
20 lived in by family and that just  
21 like, again, that seems like a  
22 weird, how do you define that or  
23 how do you prove it?

24 MAYOR STUESSI: Well, there's  
25 another municipality on the east

2 end that did the same thing and it  
3 was either family or household  
4 staff. So it becomes a guest  
5 house or your housekeeper lives  
6 there, but it doesn't create a  
7 home for somebody else.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Right. I mean, I think if you're  
10 making it year round, I think  
11 that's sufficient. It doesn't  
12 really matter who's --

13 MAYOR STUESSI: No. The

14 point made by, what's his name,  
15 Frank who was saying, I've got one  
16 that's there ready to rent. I  
17 want to rent it annually.

18 TRUSTEE BRENNAN: He was the

19 one that mentioned residency  
20 restriction.

21 TRUSTEE DOUGHERTY-JOHNSON:

22 Well, you were saying something  
23 about like -- he was saying about  
24 people who work in the Village or  
25 something.

2 TRUSTEE BRENNAN: Yeah, I  
3 don't think we can really touch --  
4 I was talking about making the  
5 time period fit the need.

6 DEPUTY MAYOR PHILLIPS: Right.

7 TRUSTEE DOUGHERTY-JOHNSON: I  
8 think things like that, I don't  
9 like things tied to work because  
10 then you change your job, you lose  
11 your housing.

12 MAYOR STUESSI: We can't do  
13 that. Fair housing won't allow it.

14 TRUSTEE DOUGHERTY-JOHNSON:  
15 Well, they did it with 123 for  
16 those units, right?

17 TRUSTEE ROBINS: That was a  
18 special situation. That was a  
19 stipulation, not --

20 DEPUTY MAYOR PHILLIPS: That  
21 was a stipulation.

22 (Whereupon, there was  
23 crosstalk.)

24 TRUSTEE ROBINS: Special  
25 situation.



2 TRUSTEE DOUGHERTY-JOHNSON:

3 Yeah, I don't think it's  
4 necessary.

5 DEPUTY MAYOR PHILLIPS: I do  
6 think though that there are -- I  
7 mean, I know I've I heard Frank's  
8 story and he has had frustrations  
9 and it was -- I would like to see  
10 something consistent so that from  
11 one administration to another, you  
12 know, they could do the code  
13 change, but at least have some  
14 consistency for the property owner  
15 when they go ahead and do  
16 something and then ten years find  
17 out they're illegal. That's kind  
18 of hard on the system.

19 MAYOR STUESSI: Well, I mean,  
20 this guys, it sounds like it's  
21 going to -- assuming we make a  
22 determination that it can be  
23 legalized, then he can rent it and  
24 stay in the community instead of  
25 potentially leaving now that he's

2 on a much more limited income  
3 since he's retired, he and his  
4 wife.

5 DEPUTY MAYOR PHILLIPS: As I  
6 said, the Code Committee would  
7 like input on some of those  
8 discussion points because they  
9 really are Village Board's  
10 decisions, not ours. They're just  
11 suggestions.

12 MAYOR STUESSI: Well, I think  
13 everybody should study carefully  
14 and then in our next January  
15 meeting, we'll have that census of  
16 how many of these are and organize  
17 it by neighborhood so we have a  
18 sense of, you know, below the  
19 railroad, above, etcetera, kind of  
20 go further on it.

21 DEPUTY MAYOR PHILLIPS: Okay.

22 MAYOR STUESSI: Should we  
23 start with the dredging issue?

24 TRUSTEE ROBINS: Please.

25 DEPUTY MAYOR PHILLIPS: Yes,

2 please.

3 MAYOR STUESSI: So there was  
4 one suggestion that we should have  
5 Safe Harbor pay it all. I had  
6 suggested that I was comfortable  
7 with paying up to just under  
8 30 percent, \$7,900. Is there a  
9 consensus from the Board on this?  
10 We can make a motion.

11 TRUSTEE BRENNAN: I'm  
12 comfortable with the 29/71 percent  
13 split, even though they did offer  
14 to pay 100 percent.

15 MAYOR STUESSI: Lily?

16 TRUSTEE DOUGHERTY-JOHNSON:  
17 Yeah, same.

18 MAYOR STUESSI: Mary Bess?

19 DEPUTY MAYOR PHILLIPS: Yeah,  
20 okay.

21 TRUSTEE ROBINS: Let's move  
22 it forward.

23 MAYOR STUESSI: Okay. So the  
24 first resolution is going to need  
25 to be a budget modification,

2 correct?

3 VILLAGE ATTORNEY STOLLAR:

4 No. I think Adam said if you can

5 take it from the --

6 MAYOR STUESSI: You're going

7 to fund it out of the moorings.

8 (Whereupon, there was

9 crosstalk.)

10 MAYOR STUESSI: We're not

11 going to do a budget modification

12 if we're going to fix old

13 moorings, which we still need to

14 do too.

15 VILLAGE TREASURER BRAUTIGAM:

16 Correct.

17 MAYOR STUESSI: But we can do

18 that next month. So we don't need

19 that resolution. So the only

20 thing we need -- Brian, if you can

21 help me with this.

22 VILLAGE ATTORNEY STOLLAR: Sure.

23 MAYOR STUESSI: Is we're

24 going to need a resolution to

25 approve me signing an agreement

2 with Safe Harbor for them to  
3 contract the work, do the work,  
4 and the Village will fund up to  
5 29 percent. In no instance should  
6 it be more than \$7,900, whatever  
7 it is.

8 VILLAGE TREASURER BRAUTIGAM:  
9 6,960.

10 VILLAGE ATTORNEY STOLLAR:  
11 6,960.

12 MAYOR STUESSI: 79, right?

13 VILLAGE TREASURER BRAUTIGAM:  
14 24 flat, right?

15 MAYOR STUESSI: Yeah.

16 MR. GILLIGAN: Yes.

17 VILLAGE TREASURER BRAUTIGAM:  
18 6,960.

19 TRUSTEE BRENNAN: I didn't  
20 mean to interrupt. Go ahead.

21 MAYOR STUESSI: I was  
22 finished.

23 TRUSTEE BRENNAN: Oh, okay,  
24 you were finished. So we've  
25 talked about this a lot, but

2 because it could be perceived that  
3 there's a conflict of interest  
4 with someone like myself where I  
5 operate a business, I think I need  
6 recuse myself from any further  
7 discussion or vote on this. I  
8 can't walk back all the  
9 conversation we've already had  
10 about it.

11 DEPUTY MAYOR PHILLIPS: Well,  
12 I think that, Brian, I'm of the  
13 mind that in the past I've usually  
14 recused myself from the vote. Is  
15 it alright if two of us are not  
16 voting on it? Will it still pass?

17 MAYOR STUESSI: As long there  
18 are three votes here.

19 VILLAGE ATTORNEY STOLLAR: As  
20 long as have you three in favor.

21 DEPUTY MAYOR PHILLIPS:  
22 That's all I need to know. Then I  
23 will -- you know, as I said, I  
24 have the same issue.

25 MAYOR STUESSI: It's late.

2 Let's get this over with. You  
3 guys both already disclosed your  
4 conflicts because of your  
5 businesses.

6 VILLAGE ATTORNEY STOLLAR:

7 Okay, here we go. I'll read a  
8 resolution.

9 Whereas, the Village has been  
10 issued a permit by the DEC  
11 permitting the dredging of  
12 Sterling Basin inlet, and

13 Whereas, the inlet has  
14 experienced shoaling and  
15 narrowing, and

16 Whereas the inlet serves as an  
17 access point for recreational,  
18 commercial, and maritime  
19 activities, and

20 Whereas, the Village desires to  
21 perform the work -- dredging work  
22 prior to the DEC's seasonal  
23 restriction intended to protect  
24 fish spawning and nesting, and

25 Whereas, it has been reported

2 that the cost of the work will be  
3 \$24,000, and

4 Whereas Safe Harbor Marina has  
5 offered to enter into an agreement  
6 with the Village to perform the  
7 dredging work and to fund whatever  
8 said the remainder is -- \$17,040  
9 and the Village to fund the  
10 remaining \$6,960 of the cost of  
11 the dredging work.

12 Now, therefore, the Board:

13 A. Previously determined the  
14 proposed work is an unlisted  
15 action under SEQRA, not likely to  
16 have a significant adverse  
17 environmental impact and confirms  
18 that same finding.

19 B. Agrees to enter into an  
20 agreement with an entity to  
21 provide -- Safe Harbor Marina to  
22 provide funding at the cost of the  
23 numbers I just stated. And the  
24 performance of the dredging work  
25 pursuant to an agreement as



2 approved to in form and substance  
3 by the Village attorney, and

4 C. Authorizes the Mayor to  
5 execute such agreement.

6 MAYOR STUESSI: So moved. Is  
7 there a second?

8 TRUSTEE ROBINS: Second.

9 MAYOR STUESSI: Lily?

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 MAYOR STUESSI: Julia?

12 TRUSTEE ROBINS: Aye.

13 MAYOR STUESSI: I vote aye.  
14 Motion passes. Who wants to read  
15 next resolution?

16 DEPUTY MAYOR PHILLIPS: I'll  
17 read it. RESOLUTION 12 --

18 MAYOR STUESSI: Thank you,  
19 guys.

20 DEPUTY MAYOR PHILLIPS: 12 --

21 MR. GILLIGAN: Thank you.

22 DEPUTY MAYOR PHILLIPS:  
23 12-2024-24. Resolution awarding  
24 the 2025 annual contract for the  
25 delivery of Number 2 heating oil

2 to Burt's Reliable, Inc, the sole  
3 bidder, at the bid price of 20  
4 cents per gall over rack price,  
5 per the bid opening on  
6 December 18, 2024, and authorizing  
7 Mayor Stuessi to sign the contract  
8 between Village of Greenport and  
9 Burt's Reliable. So moved.

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Second.

12 MAYOR STUESSI: All in favor?

13 DEPUTY MAYOR PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR STUESSI: Aye.

16 TRUSTEE BRENNAN: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 MAYOR STUESSI: Motion  
19 carries.

20 TRUSTEE DOUGHERTY-JOHNSON:

21 RESOLUTION 12-2024-25.

22 Resolution awarding the 2025  
23 annually contract for the delivery  
24 diesel fuel to Burt's Reliable,  
25 Inc., the sole bidder, at a bid

2 price of 20 cents per gallon over  
3 rack price, per the bid opening  
4 December 18, 2024, and authorizing  
5 Mayor Stuessi to sign the contract  
6 between the Village of Greenport  
7 and Burt's Reliable, Inc. So  
8 moved.

9 TRUSTEE BRENNAN: Second.

10 MAYOR STUESSI: All in favor?

11 DEPUTY MAYOR PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR STUESSI: Aye.

14 TRUSTEE BRENNAN: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: Motion  
17 carries.

18 TRUSTEE BRENNAN: RESOLUTION  
19 12-2024-26.

20 Resolution awarding the 2025  
21 annual contract for the removal of  
22 snow as required on Village  
23 streets to Stanley F. Skrezec, the  
24 sole bidder per the attached bid  
25 prices, per the bid opening on

2 December 18, 2024, and authorizing  
3 Mayor Stuessi to sign the contract  
4 between the Village of Greenport  
5 and Stanley F Skrezec. So moved.

6 TRUSTEE ROBINS: Second.

7 MAYOR STUESSI: All in favor?

8 DEPUTY MAYOR PHILLIPS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE BRENNAN: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MAYOR STUESSI: Motion  
14 carries.

15 TRUSTEE ROBINS: RESOLUTION  
16 12-2024-27. Resolution awarding  
17 the 2025 annual contract for the  
18 performance of contractor services  
19 to Stanley F. Skrezec, the lowest  
20 bidder for per the attached bid  
21 prices, per the bid opening on  
22 December 18, 2024, and authorizing  
23 Mayor Stuessi to sign the contract  
24 between the Village of Greenport  
25 and Stanley F. Skrezec. So moved.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Second.

4 MAYOR STUESSI: All in favor?

5 DEPUTY MAYOR PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR STUESSI: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 MAYOR STUESSI: Motion

11 passes. Public comments on any  
12 other subjects?

13 MR. CORSO: Again, I'm Joe  
14 Corso, 4 Sandy Beach Road,  
15 Greenport, representing the Sandy  
16 Beach homeowners. Just a quick  
17 thing. We have contracts that  
18 were signed with the previous  
19 administration for extending the  
20 sewer line onto Sandy Beach.

21 The original contracts came out  
22 in April of 2022. We did an  
23 extension on those contracts to  
24 extend it for another two years.  
25 Well, we're at the end of the

2 two-year cycle.

3 The big issue is that, you know,  
4 I am not sure if everybody is  
5 aware that each homeowner has  
6 ponied up. They've committed to  
7 putting \$15,000 from each  
8 homeowner towards that sewer  
9 extension. There's been a payment  
10 so far of, a good faith payment,  
11 of \$1,500.

12 So there's basically almost  
13 \$40,000 somewhere in the kitty. I  
14 tried to see where that -- you  
15 know, whether it's in some kind of  
16 a special escrow account. Not so  
17 much the issue, I just want the  
18 Board to be aware that there's  
19 this one money is already in the  
20 coffers in the Village.

21 MAYOR STUESSI: That was put  
22 in how many years ago?

23 MR. CORSO: That was put in  
24 two years ago. So the question  
25 becomes is, you know, we're at the

1  
2 end of this year. The extension  
3 has run it's course. The Mayor  
4 and some of the other committee  
5 members have talked about trying  
6 extend the contract for another  
7 three years.

8 We know there's the moratorium,  
9 we know there's the study that has  
10 to be done. And on that study,  
11 are we in the study? You know,  
12 that was a concern when the  
13 engineering firm last did the  
14 presentation here. There was no  
15 mention of Sandy Beach being  
16 brought in to the sewer district.

17 So anyway, the question becomes  
18 where do we go from here now? I  
19 have copies of the -- of our  
20 contract with the Village with the  
21 extension in there. So if I could  
22 leave it with somebody, if anybody  
23 wants to take a look, what do  
24 we --

25 MAYOR STUESSI: Well, we can

2 scan it and send it around to the  
3 Board. And legal already has a  
4 copy. I'll defer to legal, but it  
5 would seem to me that because this  
6 was a preexisting, it could  
7 conceivably be signed, but we'll  
8 need them to weigh in to do  
9 another extension.

10 MR. CORSO: Right.

11 MAYOR STUESSI: I don't  
12 believe there's any commitment  
13 beyond that everybody was working  
14 toward something, correct?

15 MR. CORSO: The previous  
16 administration, they were, you  
17 know, hot and heavy to bring the  
18 line over and then, you know  
19 financial --

20 MAYOR STUESSI: But I'm  
21 saying in the agreement -- and I'm  
22 trying to remember back because I  
23 looked at this a year ago.

24 MR. CORSO: Right.

25 MAYOR STUESSI: It simply



2 states that if a sewer line is  
3 brought over that each resident  
4 will agree to contribute --

5 MR. CORSO: Correct.

6 MAYOR STUESSI: -- that  
7 portion.

8 MR. CORSO: Yes.

9 MAYOR STUESSI: It doesn't  
10 obligate the Village to build a  
11 sewer line.

12 MR. CORSO: The obligation  
13 becomes is that if it doesn't, if  
14 the Village doesn't do the sewer  
15 line, we have to get the \$1,500  
16 back. There was an incremental.  
17 It was like the next payment would  
18 have been like \$8,500 to the  
19 Village and then the balance on  
20 complexion of the project.

21 So the only money that's out  
22 there right now is the good faith  
23 payment of \$1,500.

24 MAYOR STUESSI: Right.

25 MR. CORSO: And part of it

2 was tied in with Safe Harbor with  
3 them, you know, potentially bring  
4 out the line might have come  
5 through Safe Harbor and then  
6 around.

7 MAYOR STUESSI: Well, my  
8 recollection again, and I wasn't  
9 part of the original  
10 conversations, but I know I  
11 participated in one with you and  
12 Patrick Brennan, Paul Palace and  
13 Safe Harbor. We there was only a  
14 very rudimentary sketch done.  
15 There was never any planning and  
16 designing --

17 MR. CORSO: Exactly, exactly.  
18 And that's why we were hoping with  
19 the current, you know, engineering  
20 firm that's doing the upgrade on  
21 the sewer system, would that be in  
22 there?

23 MAYOR STUESSI: So just to be  
24 very clear, the only thing that's  
25 being engineered right now is a

1  
2 replacement of screw pumps in the  
3 plant because we're having  
4 failings in the plant. This  
5 report is going to identify, as  
6 you've heard him speak, a whole  
7 number of issues with  
8 recommendations of things that are  
9 going to need to be done over time  
10 to the plants, to existing lines,  
11 and where other lines may need to  
12 be.

13 MR. CORSO: Right.

14 MAYOR STUESSI: Up to and  
15 including replacing equipment  
16 inside pump stations, raising pump  
17 stations above FEMA lines,  
18 etcetera. So that will become the  
19 Village's tool to then go out and  
20 say, my God, we have a \$20 million  
21 approximate problem that we need  
22 to work on over the next X number  
23 of years. What are we going to  
24 prioritize. And then the Village  
25 Board will need to make decisions

2 on what to start funding, as well  
3 was what else should be studied.

4 MR. CORSO: Okay, but I mean,  
5 this sounds like this could be  
6 like a ten-year project.

7 MAYOR STUESSI: Well, the  
8 whole thing is going to be more  
9 than that.

10 MR. CORSO: No, of course.  
11 So --

12 MAYOR STUESSI: We can't say  
13 if and when anything might be to  
14 Sandy Beach. But if the request  
15 is to extend the contract, I think  
16 the Board would be open to looking  
17 at extending the contract. And so  
18 what was I was suggesting we would  
19 do is we will circulate it around  
20 the Board to take a look at it again.

21 MR. CORSO: Okay, but again --

22 MAYOR STUESSI: If I  
23 understand your point, if I'm  
24 hearing you correctly, is that  
25 everybody feels pregnant to a

2 degree because of financial  
3 commitment. So you'd like to keep  
4 that going, rather than let it --

5 MR. CORSO: Than let it just --

6 MAYOR STUESSI: -- lapse.

7 MR. CORSO: Yes, exactly.

8 Because I need to go back to the  
9 homeowners and say, hey, look, we  
10 at least have contract extended.  
11 You know, we're all aware of the  
12 moratorium, the needs of the  
13 overall system, but we don't want  
14 to be -- you know, we'd like --  
15 you know, we've been talking about  
16 this for probably 20 years and  
17 it's the only part of the Village  
18 that is not in the Sewer District.  
19 And it would just behoove us.  
20 We're limited on what we can do on  
21 any kind of improvements we want  
22 to do to our homes and, you know,  
23 it's just --

24 MAYOR STUESSI: Well, there's

25 a number of folks probably

2 polluting a bunch into the bay  
3 that we all want to solve for.

4 MR. CORSO: Well, that's part  
5 of it. I don't want to make it  
6 sound like Sandy Beach is the only  
7 area -- the only part that's  
8 polluting.

9 MAYOR STUESSI: It's issue of  
10 septic on the entire Peconic Bay  
11 --

12 MR. CORSO: Exactly.

13 MAYOR STUESSI: -- from  
14 Shinnecock and Riverhead all the  
15 way out.

16 MR. CORSO: Yeah. Well, like  
17 I say, our main focus right now is  
18 if we can extend the contracts for  
19 another three years or if you  
20 think they should go longer, we're  
21 open to that.

22 MAYOR STUESSI: Any comments  
23 from anybody on the Board?

24 TRUSTEE BRENNAN: I have no  
25 problem with extending the

2 contract. I don't think we should  
3 encourage them to pay anymore into  
4 it. I don't think that's going to  
5 help further this project.

6 MAYOR STUESSI: Yeah.

7 DEPUTY MAYOR PHILLIPS: No,  
8 that's not how I think --

9 TRUSTEE ROBINS: Extending  
10 the contract is fine.

11 TRUSTEE BRENNAN: My  
12 understanding of the engineers  
13 presentation that he was really  
14 discussing existing conditions and  
15 I thought that there was going be  
16 a subsequent step, either the  
17 Village or the engineer, was going  
18 to do --

19 MAYOR STUESSI: It's going to  
20 list priorities and say, you ought  
21 to consider doing these first,  
22 which is going to require more  
23 money spent.

24 TRUSTEE BRENNAN: Right. We  
25 were going to do some kind of

2 inventory of capacity I thought or  
3 where we might anticipate further  
4 hookups, which would include Sandy  
5 Beach.

6 MAYOR STUESSI: Yes,  
7 absolutely.

8 DEPUTY MAYOR PHILLIPS:  
9 Right, he says here: It is  
10 further recommended that an  
11 additional study be authorized to  
12 detail foreseeable property  
13 development within and adjacent to  
14 the Village. That was his last  
15 paragraph.

16 TRUSTEE BRENNAN: That would  
17 include Sandy Beach.

18 DEPUTY MAYOR PHILLIPS: That  
19 would include Sandy Beach.

20 MAYOR STUESSI: And you guys  
21 are in the draft. You're part of  
22 the Village.

23 MR. CORSO: Okay. So that's  
24 encouraging.

25 MAYOR STUESSI: You only



2 heard a very small snip-it.

3 MR. CORSO: That's  
4 encouraging because up to this  
5 point, we haven't heard that we're  
6 really part of --

7 MAYOR STUESSI: But you have  
8 to realize, this is out of like  
9 120 pages or whatever it's going  
10 to be when it's done. It's a lot.

11 MR. CORSO: I understand,  
12 right.

13 MAYOR STUESSI: So while  
14 you're 26 homes and a very  
15 important part of the Village on  
16 this little spit of sand we spent  
17 half the night talking about, it's  
18 26 of 2,400 properties.

19 MR. CORSO: Yes, I understand.

20 MAYOR STUESSI: Or 1,000  
21 properties and 2,400 residents.

22 MR. CORSO: My main mission  
23 here tonight was to sit for what  
24 is this the longest one?

25 AUDIENCE MEMBER: Four hours.

2 MR. CORSO: Four hours, thank  
3 you. Was really for the contract  
4 extension. That's really what I  
5 was looking for. I'm not worried  
6 about funding, engineering at this  
7 point, but --

8 TRUSTEE BRENNAN: You told me  
9 before that you enjoyed coming to  
10 these things.

11 MR. CORSO: I don't have a  
12 life right now.

13 MAYOR STUESSI: Weren't you  
14 at Historic beforehand?

15 MR. CORSO: Yes.

16 MAYOR STUESSI: I saw you  
17 when I walked in.

18 MR. CORSO: Yep, yep. We  
19 won't even go through that one.

20 MAYOR STUESSI: Well, the new  
21 Greenport night life meeting is  
22 starting next so if you'd like to  
23 participate in that.

24 MR. CORSO: No, I'm done.  
25 I'm done. Can I leave this?

2 VILLAGE CLERK HALL: I'll  
3 take it.

4 MAYOR STUESSI: The clerk,  
5 yes, Candace.

6 MR. CORSO: Thank you very  
7 much, everybody.

8 MAYOR STUESSI: Thanks.  
9 Anybody else? Hi, Dave.

10 MR. MURRAY: Oh, sorry. My  
11 knees. Four hours is a long time.  
12 I'm here to discuss something that  
13 happened with me. I'm sorry, my  
14 name is Dave Murray 332 Fifth  
15 Avenue. Today I got a stop work  
16 order from a project that I've  
17 been on for about a year and a  
18 half. And the stop work order  
19 what in addition to the permit. I  
20 applied separately for a barn  
21 restoration permit back in August.  
22 Went through historic.

23 Originally I got Zoning Board of  
24 approval, I was hoping John  
25 Saladino was still going be here,

2 for the pool variances, all the  
3 stuff that everybody has to do on  
4 a house.

5 So today, after applying for the  
6 permit and getting Historic  
7 approval back in August, I get a  
8 stop work order because they  
9 haven't issued the permit yet and  
10 it's been five months. So I was  
11 asked, do I feel entitled that I  
12 was allowed to do that? And I'm  
13 like, well, you know, it's a major  
14 project that I'm on. I applied  
15 for all this stuff back in August.  
16 My paperwork is flawless and,  
17 yeah, you should have had the damn  
18 building permit.

19 So one of the questions was,  
20 when I went to ZBA to give them my  
21 site plan is I didn't tell them  
22 exactly what I was going to do  
23 with the barn at the time because  
24 we weren't exactly sure. So --

25 MAYOR STUESSI: Just to

2 clarify, I want to make sure I  
3 understand. So this is a --

4 MR. MURRAY: This is a barn.

5 MAYOR STUESSI: -- main  
6 house.

7 MR. MURRAY: The main house,  
8 we got the permit.

9 MAYOR STUESSI: An accessory  
10 unit like we've been talking  
11 about all night?

12 MR. MURRAY: Exactly,  
13 exactly. We were turning it into  
14 a pool house with the pool being  
15 approved by ZBA, variances, square  
16 footages of lot coverage was all  
17 approved. So when we do the  
18 building permit for the pool  
19 house, we get denied to go to the  
20 Historic Board. We get approval  
21 by historic and then five months  
22 later I still don't have the  
23 permit -- four, I'm sorry.

24 MAYOR STUESSI: I'm sorry,  
25 did ZBA approve the pool house?

2 MR. MURRAY: ZBA approved all  
3 my lot coverages. And that's what  
4 ZBA does is lot coverages, not  
5 what I do with the accessory  
6 dwelling unit. It's lot  
7 coverages. My addition to the  
8 house they approved, the pool. I  
9 think I went over like four  
10 percent. ZBA was fine with it.

11 So somebody in Village Hall said  
12 that I didn't exactly tell ZBA  
13 what I was going to do with  
14 accessory dwelling unit, which ZBA  
15 doesn't really dictate what I do.  
16 I can do a pool house. I'm  
17 allowed to do a pool house. ZBA  
18 doesn't tell you if you can or  
19 can't do a pool house.

20 And that's what the building  
21 department thinks that they do.  
22 So he gave me a stop work order.  
23 I didn't have a building permit.  
24 And that came right down. But  
25 it's not the ZBA that tells me if

2 I can do a pool house or not,  
3 right, Mary Bess?

4 DEPUTY MAYOR PHILLIPS: Well,  
5 a pool house is in the code.

6 MR. MURRAY: A pool house is  
7 in the code. So it doesn't matter  
8 what I do to the accessory  
9 building as long as I do it to  
10 code.

11 DEPUTY MAYOR PHILLIPS:  
12 Right, that's my understanding,  
13 but --

14 MR. MURRAY: That was always  
15 my understanding.

16 DEPUTY MAYOR PHILLIPS: --  
17 I'm going to take a back step  
18 because --

19 MR. MURRAY: I know. I  
20 figured you would. That's why I  
21 had to come to you because you  
22 guys are here. The attorney is  
23 here. Now he wants to go to the  
24 -- and I appreciate you getting  
25 help. I really do. The building

2 department is up and up, which is  
3 great. The fees, you can charge  
4 whatever you want to here, I  
5 totally agree with that.

6 But given me a stop work order  
7 and now saying that the ZBA needs  
8 to tell me what I can do with the  
9 accessory building, is incorrect.

10 MAYOR STUESSI: But is there  
11 a building permit for the barn and  
12 the house --

13 MR. MURRAY: The house is  
14 separate.

15 MAYOR STUESSI: -- under one  
16 permit or two separate permits?

17 MR. MURRAY: No, no. Two  
18 separate permits. Two separate  
19 applications.

20 TRUSTEE BRENNAN: You don't  
21 have a permit for the accessory  
22 structure?

23 MR. MURRAY: No.

24 TRUSTEE ROBINS: After five  
25 months you still haven't gotten a



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permit?

MR. MURRAY: No. So yes, I did move forward. I got historic approval. I got ZBA approval. And now he's trying to give me a stop work order. I can handle a stop work order. I'm a big boy.

MAYOR STUESSI: But did they say they did not have plans for that?

MR. MURRAY: Oh, no. I asked him. I said, have you seen my paperwork. He goes, I got the file today. I'm like, well, if you looked at it, my paperwork is pretty good.

MAYOR STUESSI: Okay, so did you go back and review the file with them? Because if not, we can -- that can happen tomorrow morning.

MR. MURRAY: That's what I'm hoping. And I'm not trying to -- I'm glad he finally came and said hi to me. That was actually, you

2 know -- so, no, I met with him,  
3 but he wants to go to the  
4 different boards, which I  
5 appreciate his wanting to seek out  
6 the information, but that could  
7 take two months because the Board  
8 meetings already happened this  
9 month. So how does he go to the  
10 Board to get answers.

11 MAYOR STUESSI: But you're  
12 saying that there is a set of  
13 building --

14 MR. MURRAY: Oh, yeah.

15 MAYOR STUESSI: You have a  
16 set building plans for the barn  
17 accessory unit?

18 MR. MURRAY: Everything's  
19 been in for months.

20 MAYOR STUESSI: Okay. You've  
21 got copies of them if for some  
22 reason he doesn't have them? -

23 MR. MURRAY: No, he has them.

24 MAYOR STUESSI: Okay.

25 MR. MURRAY: I just don't

2 have the official permit because I  
3 mean, listen --

4 MAYOR STUESSI: If the plans  
5 are there, that's easy to rectify  
6 and they've been doing a bang up  
7 job blowing through all that.  
8 They're deeply organized --

9 MR. MURRAY: Yeah, I just got  
10 a slap on the wrist, which I can  
11 take. You know, I can handle  
12 that.

13 MAYOR STUESSI: But you  
14 should come take -- avail yourself  
15 by coming over and meeting with  
16 them in the morning.

17 THE WITNESS: I did. I went  
18 there yesterday -- I mean, today.

19 MAYOR STUESSI: They got the  
20 whole spreadsheet and they're  
21 tracking it. And that would seem  
22 like that's an easy fix if the  
23 plans are there. They just need  
24 to be reviewed and a building  
25 department permit issued.

2 MR. MURRAY: Yeah.

3 MAYOR STUESSI: Because what  
4 I'm concerned about is maybe the  
5 plans aren't there.

6 MR. MURRAY: No, they're.  
7 They're there. He had the file.

8 MAYOR STUESSI: He showed  
9 them to you?

10 MR. MURRAY: Well, he had the  
11 file. I assume they're in there.

12 MAYOR STUESSI: As somebody  
13 who's now been in office for a  
14 year and six months, whatever it  
15 is, I can assure you that the 99  
16 Candace, out of 100 files are  
17 incomplete in Village Hall.

18 MR. MURRAY: And I get that.  
19 But here's my question, he  
20 shouldn't need to go to the ZBA  
21 for approval of what I'm doing  
22 with an accessory dwelling unit.

23 TRUSTEE BRENNAN: It depends.  
24 It depends. Are you sure he's  
25 objecting to the use or is it the

2 side and rear yard setbacks?

3 MR. MURRAY: Setbacks have  
4 all been clarified on my original  
5 ZBA application for the whole  
6 property. Like the barn was  
7 already there. It was on the  
8 property line. So I got all those  
9 variances through the ZBA. I got  
10 the ZBA variances for all of the  
11 buildings now and my addition and  
12 the future pool, which I  
13 haven't --

14 TRUSTEE BRENNAN: But when  
15 you went to ZBA, had there been a  
16 building permit application with  
17 plans for the garage submitted at  
18 that time.

19 MR. MURRAY: No.

20 MAYOR STUESSI: That would  
21 have been on the notice of denial.

22 MR. MURRAY: No. They have  
23 no -- they have no jurisdictions  
24 on what I do with an ADU.

25 TRUSTEE BRENNAN: It's not an

2 ADU. It's a --

3 MR. MURRAY: It's not an ADU,  
4 accessory building.

5 TRUSTEE ROBINS: It's  
6 accessory building.

7 DEPUTY MAYOR PHILLIPS:  
8 Accessory building.

9 MR. MURRAY: There's many  
10 things you can do with and  
11 accessory building.

12 TRUSTEE BRENNAN: If there's  
13 potentially setback issue, it does  
14 become a building department  
15 issue.

16 MR. MURRAY: Well, setbacks  
17 were clarified with the barn that  
18 was sitting there.

19 TRUSTEE BRENNAN: But you had  
20 not applied for a building permit  
21 at that time for the accessory  
22 structure?

23 MR. MURRAY: Why does that  
24 give him the right to say what I  
25 can do with two with a -- you

2 know, I can make an art studio; I  
3 can make it anything I want.

4 TRUSTEE BRENNAN: But the  
5 scope of the work that you're  
6 involved in --

7 MR. MURRAY: It's not ZBA.

8 TRUSTEE BRENNAN: It could  
9 trigger ZBA.

10 MR. MURRAY: Not in our code.  
11 The Village code does not have  
12 that in there, right, Mary Bess?  
13 Mary Bess is agreeing with me.

14 MAYOR STUESSI: They've been  
15 reviewing a whole bunch of --

16 MR. MURRAY: I know the code  
17 very well on this. And for them  
18 to give me a stop work order from  
19 ZBA -- and I think Brian is  
20 looking at it too he's not  
21 questioning it as well -- is not  
22 right.

23 DEPUTY MAYOR PHILLIPS: Did  
24 they give you a stop work order  
25 from the building department?

2 MR. MURRAY: Yes.

3 DEPUTY MAYOR PHILLIPS: Okay,  
4 it wasn't from the ZBA though.

5 MR. MURRAY: No, but they're  
6 using the ZBA as -- Michael Noone  
7 is saying well you told the ZBA  
8 you didn't know what you were  
9 doing with the barn, which we  
10 didn't at the time, but it  
11 shouldn't matter.

12 MAYOR STUESSI: Well, that's  
13 a separate issue from a building  
14 department permit, but as I  
15 understand, you would have to pass  
16 through ZBA in order to get a  
17 building permit for an accessory  
18 unit.

19 MR. MURRAY: It's not for a  
20 pool house. It's not a dwelling.

21 MAYOR STUESSI: But you  
22 rebuilt it, right?

23 TRUSTEE BRENNAN: Yes.

24 MR. MURRAY: I ended up  
25 rebuilding it because we hung it



2 up like trying to hold it up and  
3 then our engineer said it's  
4 structurally unsound. And there's  
5 nobody in the building department  
6 to even go to this and say, hey,  
7 we've got this situation. So my  
8 engineer's been involved.

9 TRUSTEE BRENNAN: I think  
10 that that's what triggered this  
11 problem.

12 MR. MURRAY: What? That I  
13 took the whole thing down.

14 TRUSTEE BRENNAN: Yes.

15 MR. MURRAY: I agree. I  
16 agree.

17 TRUSTEE BRENNAN: So that's  
18 trigger -- -

19 MR. MURRAY: But when you  
20 deal with an old building --

21 MAYOR STUESSI: What did your  
22 HPC permit say? You front of HPC.  
23 Did it say you were demolishing  
24 it?

25 MR. MURRAY: I told them I

2 was doing major restoration to it.

3 MAYOR STUESSI: But you  
4 haven't talked since then where it  
5 says are you demolishing or not.

6 MR. MURRAY: At the time, I  
7 wasn't going to.

8 MAYOR STUESSI: What did you  
9 say, Brian?

10 VILLAGE ATTORNEY STOLLAR: I  
11 can jump in any time.

12 MAYOR STUESSI: Go ahead.

13 VILLAGE ATTORNEY STOLLAR:  
14 625 First, is that the address?

15 MR. MURRAY: Yes.

16 VILLAGE ATTORNEY STOLLAR:  
17 I'm looking at your approval right  
18 now, which is standard as I write  
19 the approvals that it's to be in  
20 accord with the plans. And if the  
21 plans don't reflect what the  
22 building is being used for other  
23 than a garage, then it's to be a  
24 garage.

25 MR. MURRAY: I'm sorry, say

2 that again.

3 VILLAGE ATTORNEY STOLLAR: So  
4 what are your plans? The approved  
5 plans, what do they show that  
6 building to be.

7 MR. MURRAY: I have no  
8 approved plans because back in  
9 August they never -- they sent me  
10 to Historic, I'm sorry.

11 VILLAGE ATTORNEY STOLLAR:  
12 No, but there appear to be plans  
13 that were part of the application  
14 sheets 1 through 8 identified --

15 MAYOR STUESSI: I'm sorry,  
16 Brian, are you talking ZBA or  
17 Historic Preservation?

18 VILLAGE ATTORNEY STOLLAR:  
19 This is just ZBA.

20 MAYOR STUESSI: Okay.

21 VILLAGE ATTORNEY STOLLAR: I  
22 don't have any information  
23 regarding --

24 MR. MURRAY: This was my  
25 original.

2 VILLAGE ATTORNEY STOLLAR:

3 Yeah, I don't have any HPC  
4 information.

5 MAYOR STUESSI: Well, we can  
6 find on the website. It would  
7 have been there right after then,  
8 I'm sure.

9 VILLAGE ATTORNEY STOLLAR:

10 But even so, I'm looking just for  
11 purposes of the ZBA. The plan is  
12 what's approved. And if the plans  
13 shows it as a garage, it's to be a  
14 garage. If it's not a garage,  
15 then it's not permitted. So if  
16 the rebuild is for a garage,  
17 that's absolutely permitted. If  
18 it's for something else, it's not.

19 MR. MURRAY: It wasn't a  
20 garage before.

21 VILLAGE ATTORNEY STOLLAR: So  
22 where is it on the property?

23 MR. MURRAY: It's on the back  
24 on the property line. It's a big  
25 old barn that was there.

2 VILLAGE ATTORNEY STOLLAR:

3 Right. I'm looking at your plans  
4 that show a you have a pool and  
5 then behind the pool there's two  
6 or one building with a dash line  
7 in the middle of it that shows two  
8 story garage on the property line.

9 MR. MURRAY: That's the one.

10 That's the one.

11 VILLAGE ATTORNEY STOLLAR:

12 That's what you have, so that's  
13 what you can do.

14 MR. MURRAY: So converting it

15 into a pool house, when did this  
16 ever need ZBA approval? Because  
17 I've done two others that never  
18 needed this.

19 TRUSTEE DOUGHERTY-JOHNSON: A

20 pool house meaning with a  
21 bathroom?

22 MR. MURRAY: Huh?

23 TRUSTEE DOUGHERTY-JOHNSON:

24 Like a bathroom?

25 MR. MURRAY: No, it doesn't

2 have a toilet in it.

3 TRUSTEE ROBINS: No, but a  
4 shower, right?

5 MR. MURRAY: No outdoor  
6 shower. Everything your allowed  
7 to do. So, to be honest with you,  
8 I think I need to get -- I mean, I  
9 don't -- the stop work order that  
10 he gave me today is, you know, I  
11 mean, there's many things I could  
12 fight.

13 One, the Village is supposed to  
14 give you a response within 30 days  
15 after an application is filled,  
16 not five months later. And I  
17 think the stop work order --

18 MAYOR STUESSI: When were you  
19 in front of HPC?

20 MR. MURRAY: For this?

21 MAYOR STUESSI: Yes.

22 MR. MURRAY: August?  
23 September. HPC might have been  
24 September.

25 MAYOR STUESSI: It's First

2 Street, what's the address.

3 MR. MURRAY: 625, the same  
4 day I did 518.

5 MAYOR STUESSI: 625 First  
6 Street application, December 21,  
7 2023.

8 MR. MURRAY: No, that's the  
9 first one. The second one was  
10 September of this year, August.  
11 August the permits were all turned  
12 in. September, I think, we did HPC.

13 MAYOR STUESSI: August 15th,  
14 620 First Street.

15 VILLAGE ATTORNEY STOLLAR:  
16 Yes, September 19th, according to  
17 their agenda.

18 MR. MURRAY: Yeah it was on  
19 August 1st and then it got  
20 switched to September for -- I  
21 think they cancelled this that  
22 meeting. Yeah, September got --

23 MAYOR STUESSI: So on your  
24 checklist under Historic  
25 Preservation Commission review,

2 under buildings, new construction  
3 is not checked, demolition is not  
4 checked, removal is not checked.

5 The only thing checked is  
6 accessory building.

7 So my understanding, correct me  
8 if I'm wrong, anybody who's served  
9 on Planning and Brian, would be  
10 that that means it's basically  
11 staying the same other than some  
12 exterior touchup, right?

13 VILLAGE ATTORNEY STOLLAR:

14 Well, here's some confusion too.  
15 As I'm looking at HPC's  
16 application, it identifies that  
17 very same, I presume the same  
18 building, as a pool house, which  
19 is not what was approved by ZBA.  
20 So it shouldn't have been  
21 processed or it shouldn't have  
22 been considered to be a pool house  
23 because you still have to get ZBA  
24 to permit that.

25 MR. MURRAY: Why do you need



2 ZBA for --

3 VILLAGE ATTORNEY STOLLAR:

4 Because if they're giving you a  
5 floor area variance, which is I  
6 think one of the ones you  
7 identified, they are looking at  
8 all the potential impacts from the  
9 building use and building location.

10 MR. MURRAY: But the uses is  
11 under code of building allowable  
12 usage. Now they did have a  
13 problem with the toilet that I had  
14 at first and I took that out of  
15 the permit and I totally  
16 understood that, even though their  
17 code is a little wishy-washy on  
18 that one. But there is no reason  
19 why I need their approval to do a  
20 pool house.

21 MAYOR STUESSI: To my  
22 knowledge, I don't sit in on the  
23 ZBA meetings. You do, Brian.  
24 There have been a whole bunch of  
25 these building that have gone in

2 front of the ZBA and been  
3 reviewed, to your point, Patrick.

4 VILLAGE ATTORNEY STOLLAR:

5 Yeah, I mean, but --

6 MAYOR STUESSI: -- site plan  
7 coverage.

8 VILLAGE ATTORNEY STOLLAR:

9 Keep in mind that the analysis  
10 that the Zoning Board is going to  
11 do on a particular application for  
12 individual variances, is to look  
13 at it, what's being asked for, it  
14 terms of the variance, weigh the  
15 benefit to the applicant versus  
16 the detriment to the neighborhood.  
17 And there are a number of factors  
18 within that.

19 And as you're looking at that,  
20 you're considering what's on site.  
21 What's there, you know, what's  
22 specifically is on site, how it's  
23 impacting the immediate  
24 neighborhood, how it's impacting  
25 the surrounding neighborhood.

2 If, in fact, it shows as a  
3 garage, as opposed to a different  
4 structure, whatever that may be,  
5 ADU, pool house, whatever, that's  
6 what they're looking at, potential  
7 impacts from that garage.

8 So if it is, in fact, a  
9 different building or a different  
10 use for that building, that's not  
11 what they approved. So it's  
12 interesting, what he has here is  
13 approval from HPC to permit it as  
14 a pool house, but from ZBA he does  
15 not have that authority.

16 So technically, number one, it  
17 shouldn't have gone to HPC that  
18 way. Number two, at the moment,  
19 he doesn't have approval to build  
20 it as a pool house unless he goes  
21 back to the Zoning Board with a  
22 modified plan, an amended plan, to  
23 show that this is what I'm  
24 building in place of the garage.

25 MR. MURRAY: So really I

2 shouldn't have been able to go to  
3 Historic?

4 VILLAGE ATTORNEY STOLLAR:

5 That the way I'm looking at it.

6 TRUSTEE BRENNAN: Brian,

7 isn't there an issue when a  
8 building has been demolished?

9 Isn't that going to trigger  
10 setback requirement, a variance?

11 VILLAGE ATTORNEY STOLLAR: If

12 you're demolishing -- well, there  
13 are two things we look at. One,  
14 if somebody -- I have my own  
15 opinion on this with regard to  
16 maintaining buildings, but if  
17 somebody is maintaining a  
18 building, the way the building  
19 department looks at it is, you  
20 need to get a variance to maintain  
21 it in a nonconforming manner if  
22 you're proposing a change on the  
23 property.

24 The same thing, if you're  
25 proposing a demo and rebuild, the

2 extent of that encroachment is  
3 going be identified on the legal  
4 notice and, therefore, you're  
5 getting a variance for whatever  
6 that encroachment is. Whether  
7 you're saying along the same lines  
8 of the existing building or  
9 whether you're modifying it,  
10 either way.

11 TRUSTEE BRENNAN: So that was  
12 not handled in the ZBA application  
13 then.

14 VILLAGE ATTORNEY STOLLAR:  
15 Let's see.

16 TRUSTEE BRENNAN: If  
17 Mr. Murray is saying they were  
18 looking at lot coverage only.

19 TRUSTEE DOUGHERTY-JOHNSON:  
20 Are we talking about from 2023?

21 MR. MURRAY: That's when I  
22 did that, yeah, that's the ZBA.

23 TRUSTEE DOUGHERTY-JOHNSON: I  
24 don't even see the shed.

25 VILLAGE ATTORNEY STOLLAR:

2 Yeah, the approval includes a  
3 accessory structure with a setback  
4 of one foot. So is that the  
5 building we're talking about?

6 MR. MURRAY: That's the  
7 building.

8 VILLAGE ATTORNEY STOLLAR:  
9 Yeah, so it was included.

10 TRUSTEE BRENNAN: Then when  
11 it's demolished, does it still  
12 allow for that?

13 VILLAGE ATTORNEY STOLLAR:  
14 That's what they're permitting.  
15 Well, that's an interesting  
16 question. Alright, so if --

17 MR. MURRAY: Hold on. Before  
18 -- now we lifted it and held this  
19 up when we did the footings.

20 TRUSTEE BRENNAN: I understand.

21 MR. MURRAY: So we didn't  
22 completely mean to demolish --

23 MAYOR STUESSI: So all of the  
24 structure is the prior, the long  
25 standing existing structure?

2 MR. MURRAY: It's the same --  
3 it's new, but it's the same  
4 identical structure.

5 MAYOR STUESSI: It's not the  
6 same framing?

7 MR. MURRAY: No.

8 MAYOR STUESSI: Well, then  
9 you didn't lift it. You destroyed it.

10 MR. MURRAY: Oh, we lifted  
11 it.

12 MAYOR STUESSI: That doesn't  
13 make sense.

14 TRUSTEE BRENNAN: They lifted  
15 it and then they removed --

16 MR. MURRAY: We lifted it and  
17 did footings and then -- oh, I can  
18 show you pictures. We had to lift  
19 it.

20 MAYOR STUESSI: But where did  
21 it go?

22 MR. MURRAY: It ended up --

23 MAYOR STUESSI: You didn't  
24 drop it back down?

25 MR. MURRAY: No. When we

2 went to drop it back -- yeah, when  
3 we went to drop it down, that was  
4 deemed unstructure -- Nick  
5 Bazafare (phonetic) deemed it  
6 unsuitable to put it back down.

7 VILLAGE ATTORNEY STOLLAR: So  
8 if you're going to demo and  
9 rebuild, that has to be shown on a  
10 plan. If it's not shown, that's  
11 not the approved plan. So here,  
12 if at some point there's a  
13 demolition, again, you're going to  
14 have to go back to the Zoning  
15 Board and show that you're  
16 demolishing it and replacing it.  
17 Because they'll consider it based  
18 on existing -- you know, the  
19 existing condition and they'll  
20 give you that benefit. But once  
21 you removed it from the property,  
22 it becomes essentially what we  
23 call a blank slate at least with  
24 respect to that portion.

25 MR. MURRAY: It never



2 completely got demo'd though  
3 because the concrete on half of it  
4 stayed the same. Half of it had  
5 concrete, half of it didn't.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 Isn't there some like, if have you  
8 one wall it's not a demo?

9 MR. MURRAY: That's -- I tell  
10 you, that's kind of like saying  
11 something is grandfathered.

12 Grandfathered is not a technical  
13 term and that saving one wall is  
14 not, that's not a technical thing  
15 either. That's just what people  
16 think.

17 TRUSTEE BRENNAN: So for all  
18 intents and purposes, this is now  
19 a new building.

20 MR. MURRAY: Oh, yeah.

21 TRUSTEE BRENNAN: Understand  
22 that this is a different  
23 situation. Even if your engineer  
24 determined that it wasn't save,  
25 you have now put yourself in a

2 different position. You have  
3 absolutely triggered the  
4 requirement for a setback variance  
5 despite --

6 MR. MURRAY: I didn't change  
7 the concrete or the footings.

8 TRUSTEE BRENNAN: You just  
9 said you put new footings.

10 MR. MURRAY: I mean, half of  
11 the building is concrete and  
12 footings and half of it we  
13 changed, so part of it never  
14 moved.

15 TRUSTEE BRENNAN: Okay, so  
16 then the part that you added, if  
17 it's --

18 MR. MURRAY: It's not a  
19 complete demo.

20 MAYOR STUESSI: If all the  
21 framing is new, you would have  
22 needed building plans just for  
23 that.

24 MR. MURRAY: We sent them in.

25 MAYOR STUESSI: I thought you

2 said you sent them in for the  
3 original building.

4 MR. MURRAY: Well, I mean, a  
5 rehab, but, you know, we said  
6 we're going to do major  
7 reconstruction of the structural  
8 membranes.

9 MAYOR STUESSI: Well, so in  
10 theory, these building plans, if  
11 you can bring them in tomorrow  
12 morning.

13 MR. MURRAY: They're in.  
14 They're in there. Everything's  
15 in.

16 MAYOR STUESSI: You're saying  
17 you have copies so I would  
18 encourage you to bring them in  
19 case they don't have them. In  
20 theory, if I'm hearing you  
21 correctly, you're saying, those  
22 building plans are to reflect some  
23 preexisting structure, say it's a  
24 wall, and then new build of other  
25 walls, that's going to need to

2 match with whatever you've done,  
3 but that still doesn't resolve for  
4 the ZBA issue that you're bringing  
5 up.

6 VILLAGE ATTORNEY STOLLAR:

7 Correct.

8 MAYOR STUESSI: So I think  
9 you need to bring in your plans  
10 and then the building department  
11 needs to have a conversation with  
12 the Village attorney and make a  
13 determination.

14 MR. MURRAY: Okay.

15 MAYOR STUESSI: Patrick, any  
16 other thoughts?

17 TRUSTEE BRENNAN: No. I  
18 think that's the right course of  
19 action. And I don't think that  
20 this is normally something that  
21 this Board would get this detailed  
22 into, but since you brought it to  
23 us, that's why we're having this  
24 discussion.

25 MR. MURRAY: No, and I

2 appreciate that. This is a last  
3 minute thing. This is my last --  
4 because his approach, it seemed  
5 like it was going to take months  
6 and months and I don't think it  
7 needed to.

8 MAYOR STUESSI: Well, it  
9 might take some time if it's got  
10 to go back to ZBA.

11 MR. MURRAY: Well, this will  
12 be the only pool house in  
13 Greenport that needed to get  
14 approved through ZBA and Mary  
15 Bess, you know --

16 MAYOR STUESSI: No, there's a  
17 bunch of them.

18 DEPUTY MAYOR PHILLIPS:  
19 Accessory uses.

20 MR. MURRAY: Accessory uses  
21 never went to ZBA on this.

22 DEPUTY MAYOR PHILLIPS: Well,  
23 I think at this point, that's not  
24 something that we all can decide.

25 MR. MURRAY: I know that. I

2 know that.

3 DEPUTY MAYOR PHILLIPS: And  
4 think that the Mayor's suggestion  
5 is to get things into the building  
6 inspector and maybe when you start  
7 to compare things, it might bring  
8 to light some of the issue where  
9 you're seeing one thing, the  
10 building department is now seeing  
11 something else. And perhaps I'm  
12 not sure when you got your  
13 building -- I mean, which -- you  
14 know, who was actively working in  
15 the building department at the  
16 time when you --

17 MR. MURRAY: Nobody was.

18 DEPUTY MAYOR PHILLIPS: It  
19 was just the plans. So I think  
20 it's a situation that would be  
21 best solved tomorrow morning  
22 instead of a quarter to ten  
23 tonight.

24 TRUSTEE ROBINS: Why don't we  
25 go to midnight?

2 MR. MURRAY: Thank you. I  
3 didn't want to wait four hours to  
4 have that chat?

5 DEPUTY MAYOR PHILLIPS:  
6 That's okay.

7 MR. MURRAY: But I will.  
8 Thank you for hearing.

9 MAYOR STUESSI: All right,  
10 thank you. I'll make a motion to  
11 close the meeting.

12 DEPUTY MAYOR PHILLIPS:  
13 Second.

14 MAYOR STUESSI: All in favor.

15 DEPUTY MAYOR PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR STUESSI: Aye.

18 TRUSTEE BRENNAN: Aye.

19 TRUSTEE DOUGHERTY-JOHNSON: Aye.

20 MAYOR STUESSI: Adjourned.

21 (Whereupon, the meeting  
22 concluded at 10:20 p.m.)  
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Header

C E R T I F I C A T I O N

I, REBECCA WOOD, a Shorthand Reporter and  
Notary Public in and for the State of New  
York, do hereby certify:

THAT the witness whose testimony  
is hereinbefore set forth, was duly sworn  
by me; and

THAT the within transcript is a  
true record of the testimony given by said  
witness.

I further certify that I am not  
related, either by blood or marriage, to any  
of the parties in this action; and

THAT I am in no way interested in  
the outcome of this matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 16th day  
of January, 2025.

  
REBECCA WOOD